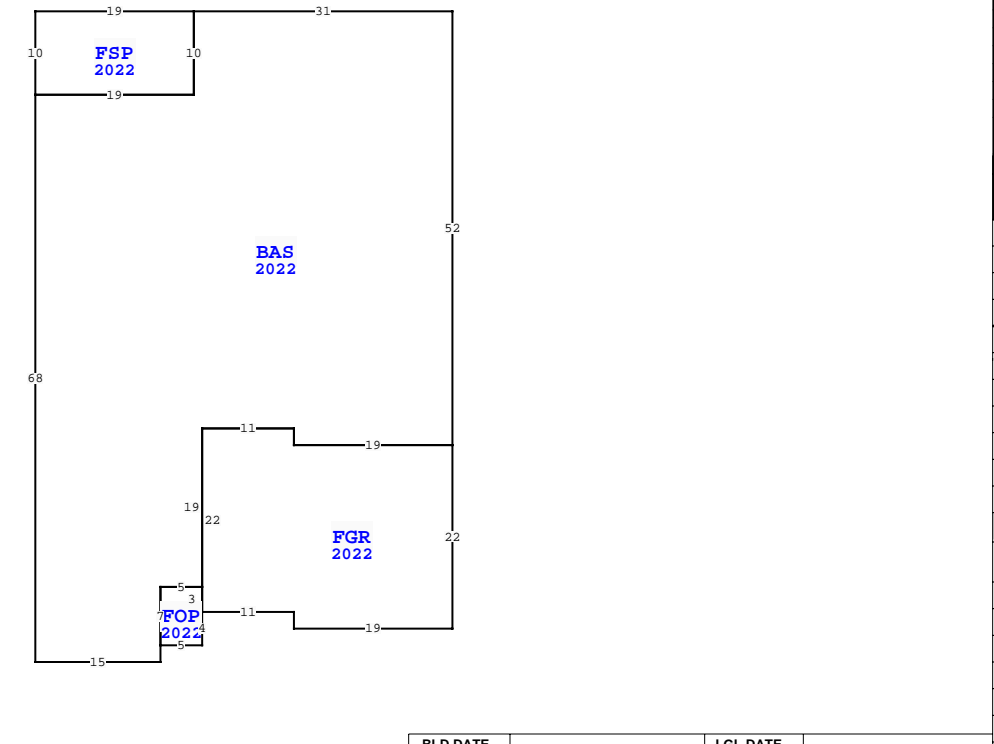


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,312	112.2400	140.30	464,674	2022	2022	0	0	0.00	100.00	



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4077.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,863	100	2,863	401,679
FGR	660	55	363	50,929
FOP	35	30	10	1,403
FSP	190	40	76	10,663
TOTALS	3,748		3,312	464,674

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			464,674	
TOTAL MARKET OB/XF VALUE			88,708	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			628,382	
SOH/AGL Deduction			6,988	
ASSESSED VALUE			621,394	
TOTAL EXEMPTION VALUE	HX HB VX		55,000	
BASE TAXABLE VALUE			566,394	
TOTAL JUST VALUE			628,382	
NCON VALUE			69,290	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			536,023	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017241	ADDITION	18,275	11/21/2022
22013032	SWIM POOL	75,000	08/24/2022
22011508	CO ISSUED	0	07/27/2022
22011508	CO ISSUED	0	07/27/2022
21011985	NEW CONSTR	413,492	09/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/0081	7/28/2022	SW	Q	I	01	602,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CASALA EDWARD LOUIS						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES															BLD DATE	LGL DATE	MLU
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	1,006.00	SF	10.00	10.00	100	2022	2022	3	100	10,060	
2	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2022	2022	3	98	8,467	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	99	891	
4	0912	SCRN RM G	1	100	0	0	1,140.00	SF	20.00	20.00	100	2024	2023		100	22,800	
5	0861	POOL GUNIT	1	100	0	0	468.00	SF	85.00	85.00	100	2024	2023		100	39,780	
6	0855	CONC PAVER	1	100	0	0	671.00	SF	10.00	10.00	100	2024	2023		100	6,710	
TOTALS															88,708		

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W31 FSP=[YR=2022] W19 S10 E19 N10\$ S10 W19 S68 E15 N2 FOP=[YR=2022] E5 N4 FGR=[YR=2022] E11 S2 E19 N22 W19 N2 W11 S22\$ N3 W5 S7\$ N7 E5 N19 E11 S2 E19 N52\$.

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							