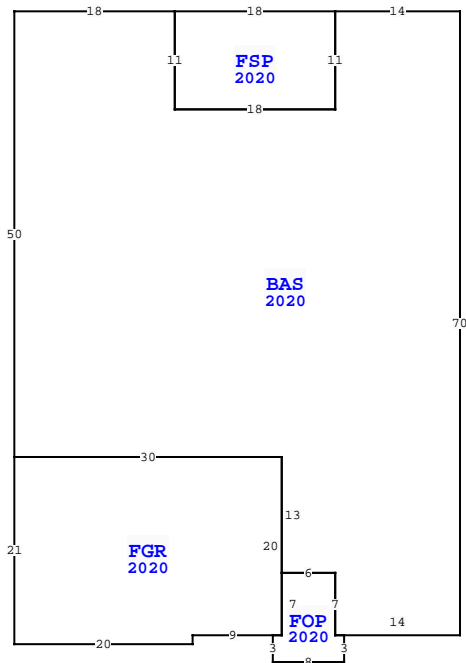


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
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
BAS	2,660	100	2,660
FGR	620	55	341
FOP	66	30	20
FSP	198	40	79
TOTALS	3,544		3,100
			343,605

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,100	117.8520	111.96	347,076	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2021 Heated Area: 2660 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			343,605
TOTAL MARKET OB/XF VALUE			13,098
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			431,703
SOH/AGL Deduction			140,178
ASSESSED VALUE			291,525
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			241,525
TOTAL JUST VALUE			431,703
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			416,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005818	CO ISSUED	0	07/06/2020
20000131	NEW CONSTR	361,649	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/1685	4/17/2024	WD Q	Q	I	01	611,000
GRANTOR: ACOSTA TIMOTHY WAYNE						
GRANTEE: SNYDER RICHARD JAME						
2379/0466	7/16/2020	SW Q	Q	I	01	359,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ACOSTA TIMOTHY WAYN						

EXTRA FEATURES																
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	829.00	UT	10.00	10.00	100	2020	2020	3	99	8,207	
2	0462	ST/AL FNC	0	100	0	464.00	SF	10.00	10.00	100	2020	2020	3	93	4,315	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	

BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W14 FSP=[YR=2020] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2020] S21 E20 N1 E9 FOP=[YR=2020] S3 E8 N3 W1 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$.	

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							