

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
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	4,088	112.9392	141.17	577,103	2022	2022	0	0	0	0.00	100.00	
1 SNGL FAM - 0% - 2024 Heated Area: 3439 HX Base Yr													

BLD DATE	LGL DATE	05/17/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

Quality	06	Quality Level 06		
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	2,953	100	2,953	416,875
FGR	892	55	491	69,314
FOP	243	30	73	10,305
FOP	263	30	79	11,152
FUS	486	100	486	68,609
STR	64	10	6	847
TOTALS	4,901		4,088	577,103

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	0811	CONCRETE B	0	0	0	0	1,590.00	SF	5.20	5.20	100	2022	2022	3	100	8,268	
2	0855	CONC PAVER	1	0	0	0	296.00	SF	10.00	10.00	100	2024	2023		100	2,960	
3	0866	POOL FIBER	1	0	0	0	153.00	SF	72.00	72.00	100	2024	2023		100	11,016	
4	0845	KOOL DECK	1	0	0	0	1,401.00	SF	7.25	7.25	100	2024	2023		100	10,157	
5	0912	SCRN RM G	1	0	0	0	1,554.00	SF	20.00	20.00	100	2024	2023		100	31,080	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			577,103
TOTAL MARKET OB/XF VALUE			63,481
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			840,584
SOH/AGL Deduction			0
ASSESSED VALUE			840,584
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			840,584
TOTAL JUST VALUE			840,584
NCON VALUE			54,402
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			633,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017543	SWIM POOL	41,880	11/29/2022
22016258	ADDITION	24,053	10/28/2022
22011626	CO ISSUED	0	07/29/2022
21008418	NEW CONSTR	510,083	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/1972	4/19/2023	TD	U	I	11	100

GRANTOR: KNUDSEN WILLIAM &						
GRANTEE: KNUDSEN WILLIAM & P						
2584/1341	8/05/2022	WD	Q	I	01	726,800
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: KNUDSEN WILLIAM & P						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2022] W28 S4 FOP=[YR=2022] W28 S9 E17 S1 E11 N10\$ S10 W11 N1 W17 N9 L3 U3 W8 L3 D3 S71 E21 N3 FOP=[YR=2022] E22 N9 FGR=[YR=2022] E10 N22 E17 N23 W13 S16 W10 S6 W17 S23 E13\$ W13 N5 W9 S14\$ N14 E9 N18 E17 N6 E10 N16 E13 N18\$ PTR=E10 FUS=[YR=2022] S17 STR=[YR=2022] W6 S4 E16 N4 W10\$ E10 N12 E10 N24 W14 S19 W6\$ W10\$.													