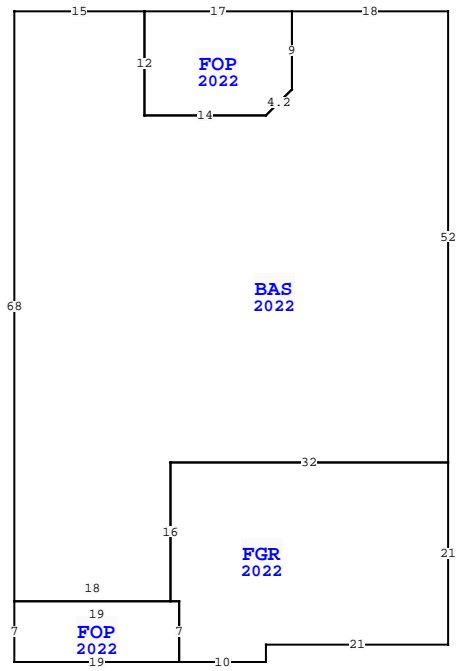


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,167	127.0658	158.83	503,015	2022	2022	0	0	0.00	100.00		
1 SNGL FAM - 100% - 2023 Heated Area: 2689 HX Base Yr 2023													



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	2,689	100	2,689	427,094
FGR	687	55	378	60,038
FOP	133	30	40	6,353
FOP	200	30	60	9,530
TOTALS	3,709		3,167	503,015

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				503,015
TOTAL MARKET OB/XF VALUE				99,853
TOTAL LAND VALUE - MARKET				200,000
TOTAL MARKET VALUE				802,868
SOH/AGL Deduction				184,235
ASSESSED VALUE				618,633
TOTAL EXEMPTION VALUE	HX HB VX			55,000
BASE TAXABLE VALUE				563,633
TOTAL JUST VALUE				802,868
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				658,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006817	CO ISSUED	0	06/29/2022
22004801	SWIM POOL	75,000	03/29/2022
21008418	NEW CONSTR	397,055	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/1563	6/30/2022	WD	Q	I	02	784,800

GRANTOR: RIVERSIDE HOMES OF NO  
GRANTEE: HAIGH JAMES EDWARD  
2457/1754 4/30/2021 SW Q V 05 3,319,000  
GRANTOR: AW VENTURE I LLC ET A  
GRANTEE: RIVERSIDE HOMES OF

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	1,039.00	SF	10.00	10.00	100	2022	2022	3	100	10,390	
2	0462	ST/AL FNC	0	100	0	1,488.00	SF	10.00	10.00	100	2022	2022	3	98	14,582	
3	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2022	2022	3	99	891	
4	0861	POOL GUNIT	0	100	0	712.00	SF	85.00	85.00	100	2022	2022	3	98	59,310	
5	0855	CONC PAVER	0	100	0	1,468.00	SF	10.00	10.00	100	2022	2022	3	100	14,680	
TOTALS														99,853		

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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							