



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4089.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	2,016	251,615
FGR	438	55	241	30,079
FOP	110	30	33	4,118
FSP	207	40	83	10,359
TOTALS	2,771		2,373	296,172

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	770.00	SF	5.20	5.20	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

1 SINGLE FAM - 100% - 2021

Heated Area: 2016

HX Base Yr 2021

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/17/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
3,964											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		296,172	
TOTAL MARKET OB/XF VALUE		3,964	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		375,136	
SOH/AGL Deduction		100,975	
ASSESSED VALUE		274,161	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		224,161	
TOTAL JUST VALUE		375,136	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		383,385	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2000842	CO ISSUED	0	06/26/2020
B2000842	NEW CONSTR	278,085	02/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2383/1655	8/10/2020	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: HARDEMAN NICOLE LEI					
2332/1838	1/16/2020	SW	Q	V	05
GRANTOR: NASSAU PARTNERS LLC					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2020] W23 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S21 E19 FOP=[YR=2020] S4 E20 N4 W13 N5 W6 S5 W1 \$ E1 N21 W8 N3 W6 S3 W6 \$ E6 N3 E6 S3 E8 S16 E6 S5 E13 N60 W23 N9 \$ S9 E23 N9 \$.											