



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
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	2,361	100	2,361	279,271
FGR	580	55	319	37,733
FOP	18	30	5	591
FOP	135	30	40	4,731
USP	60	30	18	2,129
TOTALS	3,154		2,743	324,457

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	1,162.00	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	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,743	125.7696	119.48	327,734	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2021											
Heated Area: 2361											
HX Base Yr 2021											

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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										324,457	
TOTAL MARKET OB/XF VALUE										5,982	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										405,439	
SOH/AGL Deduction										108,827	
ASSESSED VALUE										296,612	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										246,612	
TOTAL JUST VALUE										405,439	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										414,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2000850	CO ISSUED	0	06/23/2020
B2000850	NEW CONSTR	319,970	01/29/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2372/1015	6/29/2020	SW	Q	I	02	316,300	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: NAKPIL VICTORIA L							
2332/1838	1/16/2020	SW	Q	V	05	513,000	
GRANTOR: NASSAU PARTNERS LLC							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W17 USP=[YR=2020] W15S4 FOP=[YR=2020] S9 E15 N9 W15 \$ E15 N4 \$ S13 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E13 N5 FOP=[YR=2020] E6 FGR=[YR=2020] S5 E29 N20 W29 S15 \$ N3 W6 S3 \$ N3 E6 N12 E29 N46 \$.											

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	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT	1.00