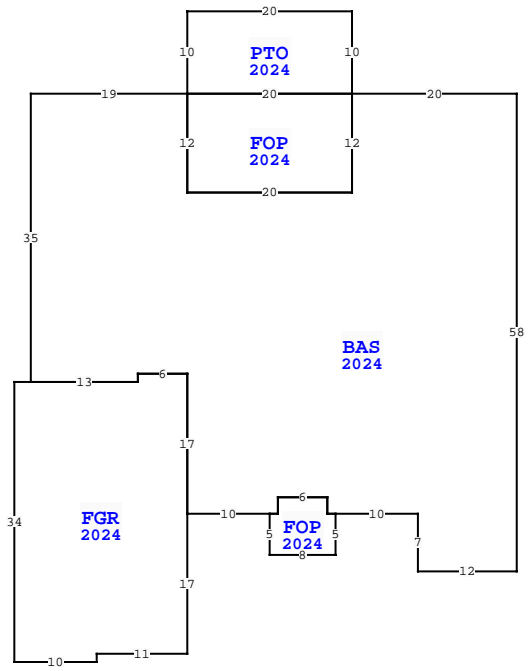


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		1	100
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,531	100	2,531
FGR	709	55	390
FOP	52	30	16
FOP	240	30	72
PTO	200	5	10
TOTALS	3,732		3,019
			458,677

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2024								
Heated Area: 2531						HX Base Yr 2024					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		458,677	
TOTAL MARKET OB/XF VALUE		13,161	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		551,838	
SOH/AGL Deduction		0	
ASSESSED VALUE		551,838	
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE		496,838	
TOTAL JUST VALUE		551,838	
NCON VALUE		471,838	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		80,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010501	CO ISSUED		08/16/2023
22012230	NEW CONSTR	412,795	08/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2665/1168	8/16/2023	WD Q	Q	I	01	678,900

GRANTOR: NEW ATLANTIC BUILDERS  
GRANTEE: COLON MICHAEL W & D

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	100	0	0		5.20	5.20	100	2024	2023		100	13,161	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=71,10] W20 S12 W20 N12 W19 S35 E13 N1 E6 S17 E10 E1 N2 E6 S2 E1 E10 S7 E12 N58 \$											
FGR=[YR=2024;ORIG=10,45] E2 E13 N1 E6 S17 S17 W11 S1 W10 N34 \$											
FOP=[YR=2024;ORIG=51,10] W20 S12 E20 N12 \$											
FOP=[YR=2024;ORIG=48,59] W6 S2 W1 S5 E8 N5 W1 N2 \$											
PTO=[YR=2024;ORIG=31,10] E20 N10 W20 S10 \$											

LAND DESCRIPTION																								
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		OR	229.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							