

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 125,000 TOTAL MARKET VALUE 125,000 SOH/AGL Deduction 0 ASSESSED VALUE 125,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 125,000 TOTAL JUST VALUE 125,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 125,000																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 22009679 NEW CONSTR 408,593 06/23/2022																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2511/0053</td> <td>11/02/2021</td> <td>WD</td> <td>Q</td> <td>V</td> <td>05</td> <td>600,000</td> </tr> <tr> <td colspan="7">GRANTOR: HS LAND VENTURES LLC</td> </tr> <tr> <td colspan="7">GRANTEE: NEW ATLANTIC BUILDE</td> </tr> <tr> <td>2505/1906</td> <td>10/18/2021</td> <td>WD</td> <td>Q</td> <td>V</td> <td>05</td> <td>500,000</td> </tr> <tr> <td colspan="7">GRANTOR: BROWN JESSE V & CHARE</td> </tr> <tr> <td colspan="7">GRANTEE: HS LAND VENTURES LL</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2511/0053	11/02/2021	WD	Q	V	05	600,000	GRANTOR: HS LAND VENTURES LLC							GRANTEE: NEW ATLANTIC BUILDE							2505/1906	10/18/2021	WD	Q	V	05	500,000	GRANTOR: BROWN JESSE V & CHARE							GRANTEE: HS LAND VENTURES LL						
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