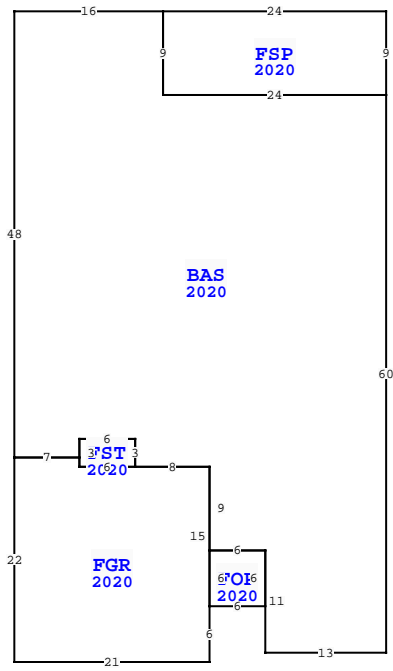




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	70	
Interior Floor	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		3	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	04	Quality Level	04	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4090.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,033	100	2,033	236,287
FGR	448	55	246	28,591
FOP	36	30	11	1,278
FSP	216	40	86	9,995
FST	18	55	10	1,162
TOTALS	2,751		2,386	277,315

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,386	123.5829	117.40	280,116	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2021 Heated Area: 2033 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		277,315	
TOTAL MARKET OB/XF VALUE		3,192	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		355,507	
SOH/AGL Deduction		66,261	
ASSESSED VALUE		289,246	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		239,246	
TOTAL JUST VALUE		355,507	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		327,972	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007911	CO ISSUED	0	08/28/2020
20000378	NEW CONSTR	276,072	01/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/0481	8/31/2020	SW	Q	I	01	290,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: REDFIELD HERBERT C						
2331/0906	1/09/2020	WD	Q	V	05	664,100
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

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	620.00	SF	5.20	5.20	100	2020	2020	3	99	3,192	

BLD DATE		03/13/2023	NW	LGL DATE	04/24/2024	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2020] W24 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S22 E21 N6 FOP=[YR=2020] E6 N6 W6 S6\$ N15 W8 FST=[YR=2020] N3 W6 S3 E6\$ W6 N1 W7\$ E7 N2 E6 S3 E8 S9 E6 S11 E13 N60 W24 N9\$ S9 E24 N9\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,192							
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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							