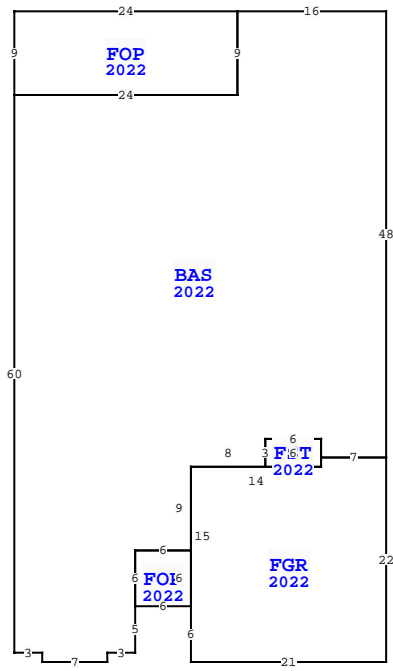




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	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
BAS	2,040	100	2,040
FGR	448	55	246
FOP	36	30	11
FOP	216	30	65
FST	18	55	10
TOTALS	2,758		2,372

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2024		278,473	2022	2022	0	0	0.00	100.00
Heated Area: 2040					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			278,473
TOTAL MARKET OB/XF VALUE			3,359
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			356,832
SOH/AGL Deduction			121,014
ASSESSED VALUE			235,818
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			185,818
TOTAL JUST VALUE			356,832
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			327,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008618	CO ISSUED	0	06/03/2022
21005035	NEW CONSTR	297,129	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2569/0512	6/08/2022	SW	Q	I	01	389,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: COOPER CHRISTOPHER						
2503/1930	10/07/2021	WD	Q	V	05	510,000
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	646.00	SF	5.20	5.20	100	2022	2022	3	100	3,359	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W16 FOP=[YR=2022] W24 S9 E24 N9\$ S9 W24 S60 E3 S1 E7 N1 E3 N5 FOP=[YR=2022] E6 FGR=[YR=2022] S6 E21 N22 W7 FST=[YR=2022] N2 W6 S3 E6 N1\$ S1 W14 S15\$ N6 W6 S6\$ N6 E6 N9 E8 N3 E6 S2 E7 N48\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,359							
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	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							