



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		3 100
Bathrooms		2 100
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	1,607	100	1,607	185,528
FGR	399	55	219	25,284
FOP	44	30	13	1,501
FOP	75	30	22	2,540
TOTALS	2,125		1,861	214,852

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,861	121.5249	115.45	214,852	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024											
Heated Area: 1607											
HX Base Yr 2024											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		214,852	
TOTAL MARKET OB/XF VALUE		3,817	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		293,669	
SOH/AGL Deduction		0	
ASSESSED VALUE		293,669	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		243,669	
TOTAL JUST VALUE		293,669	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		267,931	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002639	CO ISSUED	0	02/16/2022
21005910	NEW CONSTR	238,214	06/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0279	4/19/2022	SW	Q	I	01	390,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HARBISON ERIC R & M						
2459/1521	5/06/2021	WD	Q	V	05	1,072,100
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
1	0811	CONCRETE B	0	100	0	0			5.20	100	2022	2022	3	100
TOTAL OB/XF 3,817														

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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL ADJ UNIT PRICE 75,000.00														