



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	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		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	2,121	100	2,121	234,634
FGR	560	55	308	34,072
FOP	55	30	16	1,770
FSP	128	40	51	5,642
TOTALS	2,864		2,496	276,117

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	0812	CONCRETE C	0	0	0	0		4.00	100	2021	2021	3	99	5,679	

LAND DESCRIPTION			TOTAL OB/XF 5,679													
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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE	12/14/2021	BY	NW
-------------	------------	----	----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,496	117.0288	111.18	277,505	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM - 0% - 0

Heated Area: 2121

HX Base Yr

Diagram showing a property lot with dimensions and area calculations. The lot is a rectangle with dimensions 23, 16, 16, 16, 16, 16, 16, 16, 16, 16, 16, 16, 16, 16, 16, 16. The area is 2121. The diagram also shows the area of the building (BAS) and the area of the garage (FGR).

Dimensions: 23, 16, 16, 16, 16, 16, 16, 16, 16, 16, 16, 16, 16, 16, 16, 16.

Area: 2121.

Building Area (BAS): 2021.

Garage Area (FGR): 2021.

FOP: 2021.

BLD DATE	03/13/2023	NW	LGL DATE	04/24/2024	MLA
----------	------------	----	----------	------------	-----

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION BY				STANDARD	
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				276,117	
TOTAL MARKET OB/XF VALUE				5,679	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				356,796	
SOH/AGL Deduction				0	
ASSESSED VALUE				356,796	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				356,796	
TOTAL JUST VALUE				356,796	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				329,364	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001572	NEW CONSTR	294,029	03/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2690/1309	1/18/2024	WD	Q	I	02	368,000
GRANTOR: LANGMAID GREG						
GRANTEE: GOLDMAN THOMAS WILL						
2506/1936	10/19/2021	SW	Q	I	01	384,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LANGMAID GREG						

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS															
FSP=[YR=2021] W16 BAS=[YR=2021] W23 S54 FGR=[YR=2021] S20 E28 N2 FOP=[YR=2021] E11 N5 W11 S5\$N18 W28\$ E28 S13 E11 N59 W16 N8\$ S8 E16 N8\$.															