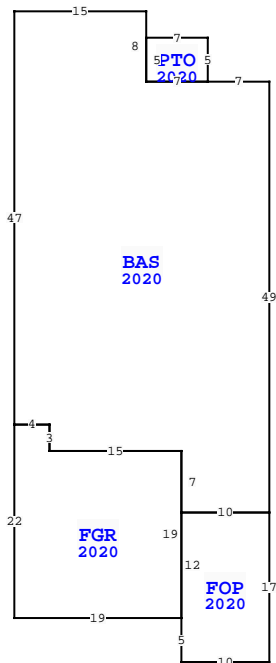




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4091.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,396	100	1,396
FGR	373	55	205
FOP	170	30	51
PTO	35	5	2
TOTALS	1,974		1,654
			186,360

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,654	119.8000	113.81	188,242	2020	2020	0	0	0	1.00	99.00
1 SINGLE FAM - 0% - 0 Heated Area: 1396 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			186,360
TOTAL MARKET OB/XF VALUE			3,552
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			239,912
SOH/AGL Deduction			3,554
ASSESSED VALUE			236,358
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			236,358
TOTAL JUST VALUE			239,912
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			226,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010398	CO ISSUED	0	10/28/2020
20004995	NEW CONSTR	194,991	07/30/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2417/0489	12/15/2020	SW	Q	I	01	218,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HANNIGAN THERESE E						
2372/1914	7/02/2020	WD	Q	V	05	831,200
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	0	0	0		690.00	SF	5.20				3,552	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/12/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W7 PTO=[YR=2020] N5 W7 S5 E7 \$ W7 N8 W15 S47	
FGR=[YR=2020] S22 E19 FOP=[YR=2020] S5 E10 N17 W10 S12 \$ N19	
W15 N3 W4\$ E4 S3 E15 S7 E10 N49\$.	

LAND DESCRIPTION													TOTAL OB/XF												
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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								