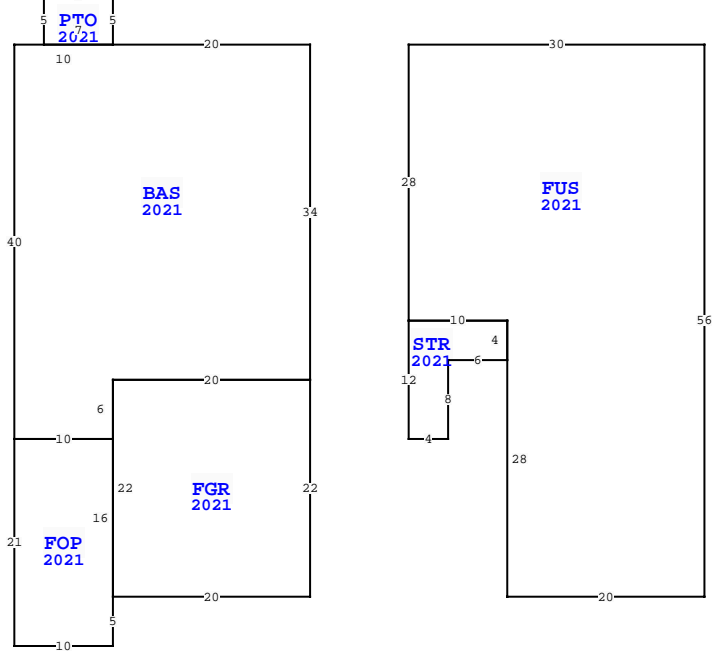




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	1,080	100	1,080
FGR	440	55	242
FOP	210	30	63
FUS	1,400	100	1,400
PTO	35	5	2
STR	72	10	7
TOTALS	3,237		2,794
			290,290

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2023			Heated Area: 2480			HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			290,290
TOTAL MARKET OB/XF VALUE			4,468
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			344,758
SOH/AGL Deduction			8,279
ASSESSED VALUE			336,479
TOTAL EXEMPTION VALUE	13		336,479
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			344,758
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			326,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009837	NEW CONSTR	329,802	10/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/1711	3/26/2021	SW	Q	I	01	287,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: VOSHELL JAMES M						
2398/0443	1/01/2020	WD	Q	V	05	905,800
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	0			5.20	100	2021	2021	3	99	4,468	

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

BUILDING NOTES											
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BUILDING DIMENSIONS
 BAS=[YR=2021] W20 PTO=[YR=2021] N5 W7 S5 E7\$ W10 S40
 FOP=[YR=2021] S21 E10 N5 FGR=[YR=2021] E20 N22 W20 S22\$ N16
 W10\$ E10 N6 E20 N34\$ PTR=E10 FUS=[YR=2021] S28 STR=[YR=2021]
 S12 E4 N8 E6 N4 W10\$ E10 S28 E20 N56 W30 \$ W10\$.

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							