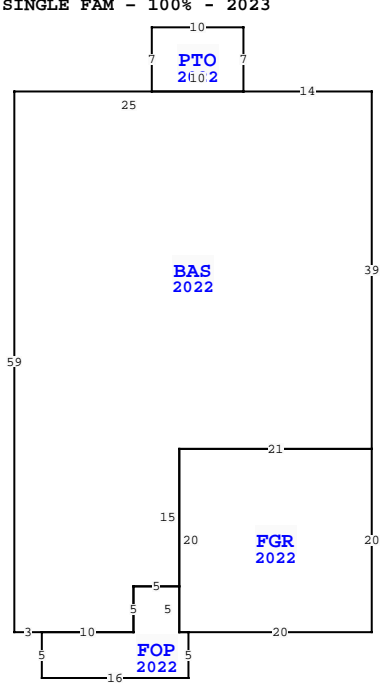




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		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	1,856	100	1,856
FGR	420	55	231
FOP	105	30	32
PTO	70	5	4
TOTALS	2,451		2,123
			233,424

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%	- 2023								
Heated Area: 1856					HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		233,424	
TOTAL MARKET OB/XF VALUE		3,422	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		286,846	
SOH/AGL Deduction		8,572	
ASSESSED VALUE		278,274	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		228,274	
TOTAL JUST VALUE		286,846	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,169	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011496	CO ISSUED	0	07/27/2022
22001040	NEW CONSTR	307,088	01/19/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1427	7/29/2022	SW	Q	I	01	359,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MARTIN THOMAS M & E						
2529/0813	1/11/2022	WD	Q	V	05	536,000
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	0			5.20	100	2022	2022	3	100	3,422	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W14 PTO=[YR=2022] N7 W10 S7 E10\$ W25 S59 E3	
FOP=[YR=2022] S5 E16 N5 FGR=[YR=2022] E20 N20 W21 S20 E1\$ W1	
N5 W5 S5 W10\$ E10 N5 E5 N15 E21 N39\$.	

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							