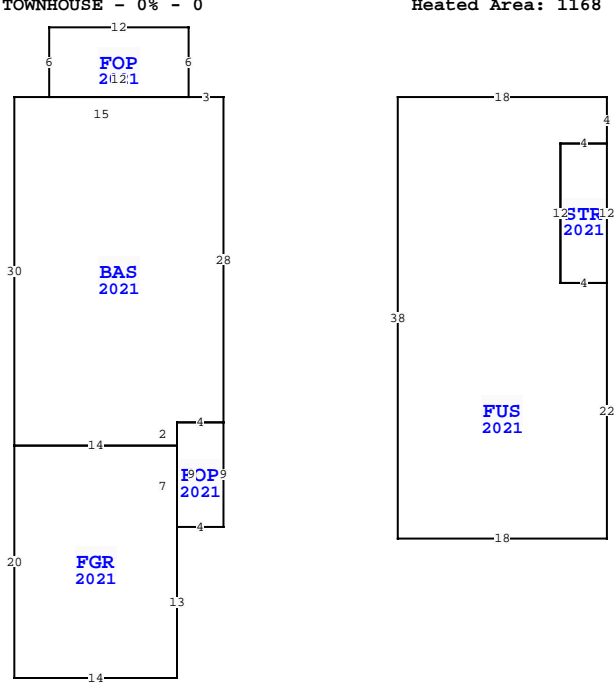


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	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	4092.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	532 100 532 63,177
FGR	280 55 154 18,288
FOP	36 30 11 1,306
FOP	72 30 22 2,613
FUS	636 100 636 75,527
STR	48 10 5 594
TOTALS	1,604 1,360 161,504

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	- 0%	- 0	119.35	162,316	2021	2021	0	0	0.50	99.50	
Heated Area: 1168 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	161,504		
TOTAL MARKET OB/XF VALUE	1,519		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	203,023		
SOH/AGL Deduction	0		
ASSESSED VALUE	203,023		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	203,023		
TOTAL JUST VALUE	203,023		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	203,850		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009674	NEW CONSTR	157,351	10/13/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/0118	8/31/2021	SW	Q	I	01	197,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ANGUES JOSHUA & ALE						
2397/1158	10/01/2020	WD	Q	V	05	300,000
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	0	0	295.00	SF	5.20	5.20	100	2021	2021	3	99	1,519	

BLD DATE		04/17/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W3 FOP=[YR=2021] N6 W12 S6 E12\$ W15 S30
 FGR=[YR=2021] S20 E14 N13 FOP=[YR=2021] E4 N9 W4 S9\$ N7 W14\$
 E14 N2 E4 N28\$ PTR=E15 FUS=[YR=2021] E18 S4 STR=[YR=2021] S12
 W4 N12 E4\$ W4 S12 E4 S22 W18 N38\$ W15\$.

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	40,000.00	40,000.00	40,000								