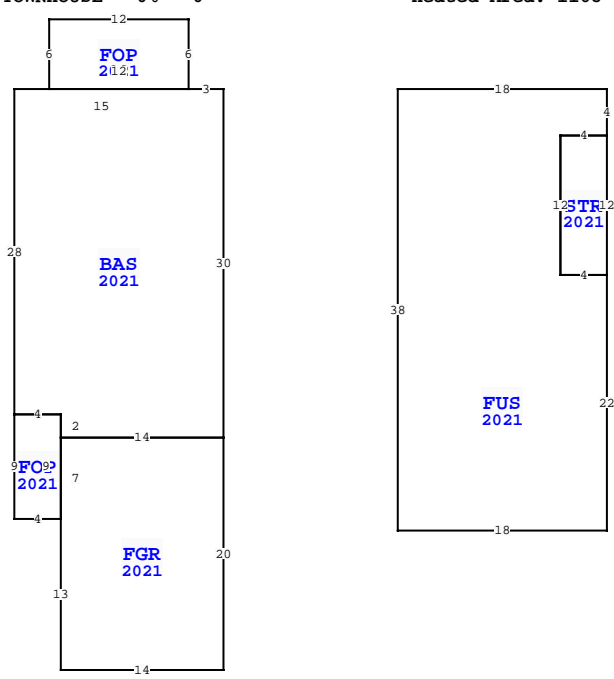




BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	31 HARDIE BRD 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	11 CLAY TILE 60			
Interior Floor	14 CARPET 40			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
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	STANDARD		
Tax Group: 4	Tax Dist:		
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			
PREVIOUS YEAR MKT VALUE			203,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011204	NEW CONSTR	157,351	11/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/1460	9/30/2021	SW	Q	I	01	225,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DECRISPINO MARK J						
2407/0566	11/05/2020	WD	Q	V	05	1,024,000
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	0		5.20	100	2021	2021	3	99	1,519	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2021] W3 FOP=[YR=2021] N6 W12 S6 E12\$ W15 S28
 FOP=[YR=2021] S9 E4 FGR=[YR=2021] S13 E14 N20 W14 S7\$ N9 W4\$
 E4 S2 E14 N30\$ 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							