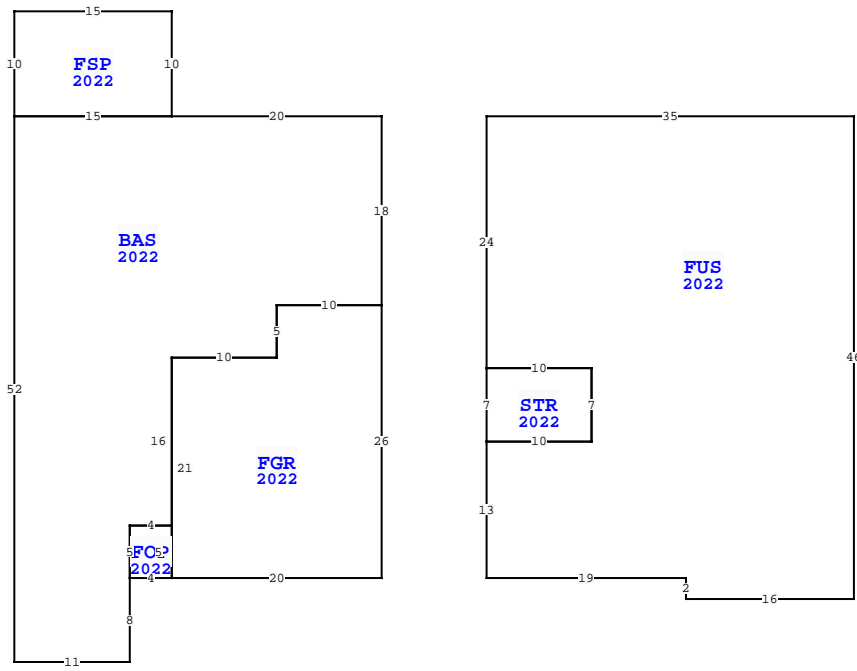


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	1,138	100	126,876
FGR	470	55	28,764
FOP	20	30	669
FSP	150	40	6,689
FUS	1,502	100	167,458
STR	70	10	780
TOTALS	3,350		331,237

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,971	117.3590	111.49	331,237	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023										Heated Area: 2640	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				331,237
TOTAL MARKET OB/XF VALUE				4,415
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				410,652
SOH/AGL Deduction				34,194
ASSESSED VALUE				376,458
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				326,458
TOTAL JUST VALUE				410,652
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				365,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106899	CO ISSUED	0	05/24/2022
B2106899	NEW CONSTR	374,006	05/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2704/288	3/28/2024	WD Q	Q	I	01	458,000
GRANTOR: EMRICK COREY D						
GRANTEE: BRAND JAMES D & CHA						
2587/0541	5/26/2022	SW Q	Q	I	01	451,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: EMRICK COREY D						

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	4,415	

BUILDING NOTES				
BLD DATE				
XF DATE				
INC DATE				
LGL DATE				
LAND DATE				
AG DATE				
05/18/2023 MLU				

BUILDING DIMENSIONS									
BAS=[YR=2022] W20 FSP=[YR=2022] N10 W15 S10 E15\$ W15 S52									
E11 N8 FOP=[YR=2022] E4 FGR=[YR=2022] E20 N26 W10 S5 W10									
S21\$ N5 W4 S5\$ N5 E4 N16 E10 N5 E10 N18\$ PTR= E10									
FUS=[YR=2022] E35 S46 W16 N2 W19 N13 STR=[YR=2022] N7 E10									
S7 W10 \$ E10 N7 W10 N24\$ 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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							