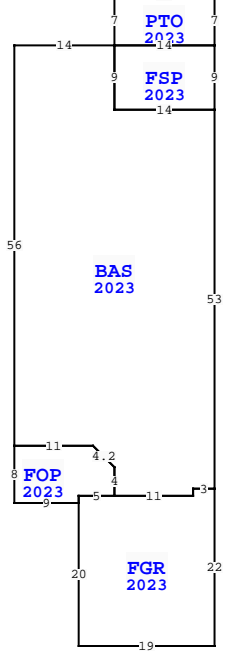




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,542	100	1,542
FGR	402	55	221
FOP	103	30	31
FSP	126	40	50
PTO	98	5	5
TOTALS	2,271		1,849
			265,683

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 2024								
				Heated Area:	1542						
				HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			265,683
TOTAL MARKET OB/XF VALUE			6,270
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			346,953
SOH/AGL Deduction			0
ASSESSED VALUE			346,953
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			346,953
TOTAL JUST VALUE			346,953
NCON VALUE			271,953
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005186	CO ISSUED		04/21/2023
22011799	NEW CONSTR	249,566	08/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/110	4/25/2023	SW	Q	I	01	406,600

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: HARBISON DENNIS BRU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=30,0] E14 S9 E14 S53 W3 S1 W11 N4 U3L3 W11 N56 \$	
FSP=[YR=2023;ORIG=58,0] W14 S9 E14 N9 \$	
FGR=[YR=2023;ORIG=58,62] W3 S1 W11 W5 S1 S20 E19 N22 \$	
FOP=[YR=2023;ORIG=41,56] W11 S8 E9 N1 E5 N4 U3L3 \$	
PTO=[YR=2023;ORIG=58,-7] W14 S7 E14 N7 \$	

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	0855	CONC PAVER	0	0	0	627.00	SF	10.00	10.00	100	2024	2023		100	6,270	

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	000310	C	TOWNHOUSE2	0		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							