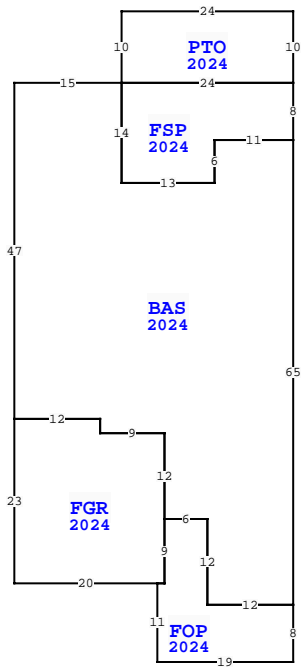




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Interior Floor	01	NONE	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	06	Quality Level 06	
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	1,977	100	1,977
FGR	465	55	256
FOP	227	30	68
FSP	270	40	108
PTO	240	5	12
TOTALS	3,179		2,421

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,421	126.2240	157.78	381,985	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024			Heated Area: 1977				HX Base Yr 2024				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			381,985
TOTAL MARKET OB/XF VALUE			11,760
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			468,745
SOH/AGL Deduction			146,952
ASSESSED VALUE			321,793
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			266,793
TOTAL JUST VALUE			468,745
NCON VALUE			393,745
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007690	SCREEN ENCLOSURE	11,002	06/14/2023
230005323	CO ISSUED		04/25/2023
22012714	NEW CONSTR	328,546	08/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1511	4/25/2023	SW	Q	I	01	660,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: POOR LIVING TRUST

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/12/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=130,10] W11 S6 W13 N14 W15 S47 E12 S2 E9 S12 E6 S12 E12 N65 \$	
FGR=[YR=2024;ORIG=91,49] E12 S2 E9 S12 S9 W1 W20 N23 \$	
FOP=[YR=2024;ORIG=112,63] E6 S12 E12 S8 W19 N11 E1 N9 \$	
FSP=[YR=2024;ORIG=106,2] E24 S8 W11 S6 W13 N14 \$	
PTO=[YR=2024;ORIG=106,2] N10 E24 S10 W24 \$	

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	100	0	0			10.00	100	2024	2023		100	7,560	
2	0911	SCRN RM A	0	100	24	10			17.50	100	2024	2023		100	4,200	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							