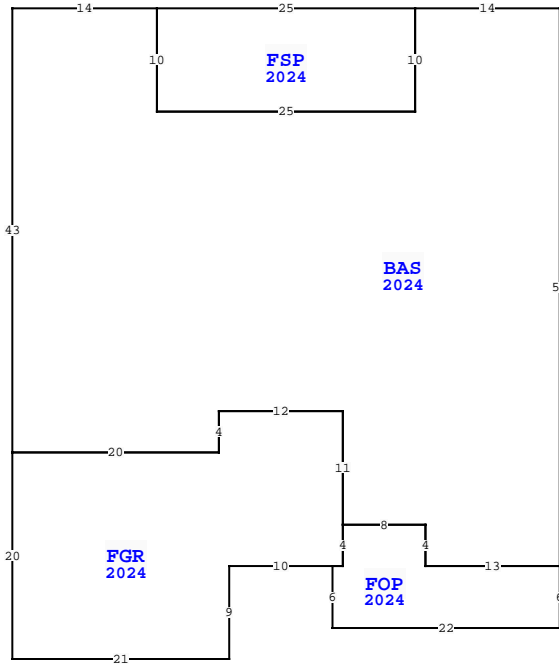


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 100	
Interior Floor	01	NONE 0	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	2,180	100	2,180
FGR	589	55	324
FOP	164	30	49
FSP	250	40	100
TOTALS	3,183		2,653

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,653	122.5440	153.18	406,387	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024										Heated Area: 2180	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					406,387
TOTAL MARKET OB/XF VALUE					4,051
TOTAL LAND VALUE - MARKET					97,500
TOTAL MARKET VALUE					507,938
SOH/AGL Deduction					228,318
ASSESSED VALUE					279,620
TOTAL EXEMPTION VALUE			HX HB		50,000
BASE TAXABLE VALUE					229,620
TOTAL JUST VALUE					507,938
NCON VALUE					410,438
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011944	CO ISSUED		09/19/2023
23000317	NEW CONSTR	414,605	01/09/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/1617	9/20/2023	SW Q	Q	I	01	675,900
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WILLIAMS KELLY						
2671/1585	9/20/2023	SW U	U	I	39	465,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: WILLIAMS KELLY						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=83,0] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 E13 N54 \$	
FSP=[YR=2024;ORIG=44,0] E25 S10 W25 N10 \$	
POP=[YR=2024;ORIG=62,50] E8 S4 E13 S6 W22 N6 E1 N4 \$	
FGR=[YR=2024;ORIG=30,43] E20 N4 E12 S11 S4 W1 W10 S9 W21 N20 \$	

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	779.00	SF	5.20	5.20	100	2024	2023		100	4,051	

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		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.30	75,000.00	97,500.00	97,500							