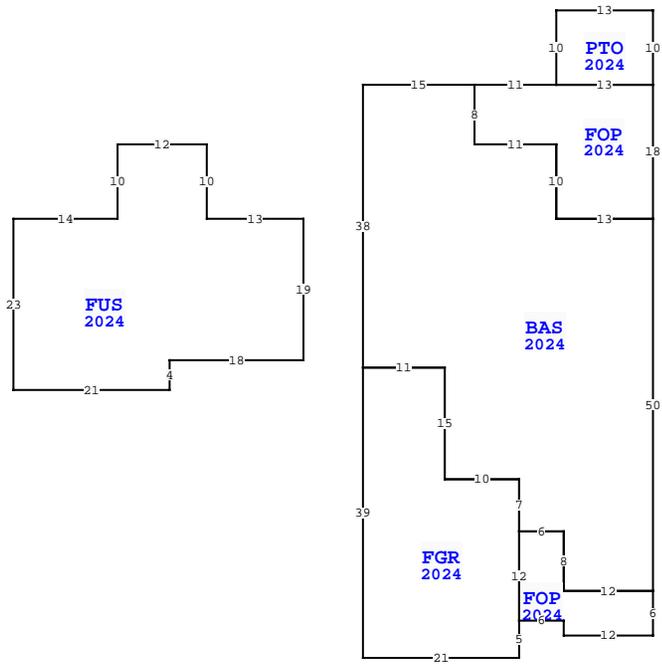




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	1,802	100	1,802
FGR	669	55	368
FOP	144	30	43
FOP	322	30	97
FUS	945	100	945
PTO	130	5	6
TOTALS	4,012		3,261

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 0%	- 2024								
Heated Area: 2747						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		471,801	
TOTAL MARKET OB/XF VALUE		5,240	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		552,041	
SOH/AGL Deduction		0	
ASSESSED VALUE		552,041	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		552,041	
TOTAL JUST VALUE		552,041	
NCON VALUE		477,041	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004110	CO ISSUED	519,597	12/27/2023
230007950	NEW SFR	519,597	06/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/509	1/23/2024	SW	Q	I	01	639,200

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: MOHL LYNN F & DANIE

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	524.00	SF	10.00	10.00	100	2024	2023		100	5,240	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=100,-10] E15 S8 E11 S10 E13 S50 W12 N8 W6 N7 W10 N15 W11 N38 \$	
FUS=[YR=2024;ORIG=92,8] S19 W18 S4 W21 N23 E14 N10 E12 S10 E13 \$	
FGR=[YR=2024;ORIG=111,28] W11 S39 E21 N5 N12 N7 W10 N15 \$	
FOP=[YR=2024;ORIG=139,-10] W13 W11 S8 E11 S10 E13 N18 \$	
FOP=[YR=2024;ORIG=139,58] S6 W12 N2 W6 N12 E6 S8 E12 \$	
PTO=[YR=2024;ORIG=126,-20] E13 S10 W13 N10 \$	

LAND DESCRIPTION		TOTAL OB/XF															5,240							
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	000134	C	SFR POND	0		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							