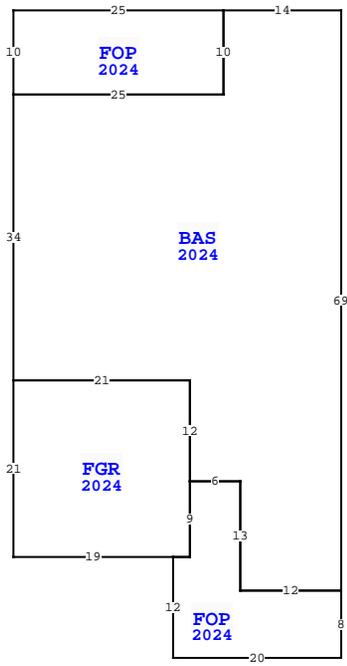




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Interior Floor	01	NONE	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	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	1,838	100	1,838
FGR	441	55	243
FOP	246	30	74
FOP	250	30	75
TOTALS	2,775		2,230
			345,561

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,230	123.9700	154.96	345,561	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024										Heated Area: 1838	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			345,561
TOTAL MARKET OB/XF VALUE			7,340
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			427,901
SOH/AGL Deduction			184,126
ASSESSED VALUE			243,775
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			193,775
TOTAL JUST VALUE			427,901
NCON VALUE			352,901
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012726	CO ISSUED		10/03/2023
230006139		355,580	05/11/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/881	10/18/2023	SW	Q	I	02	498,300
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: BOWEN DARELL WAYNE						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE			
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q		
1	0855	CONC PAVR	0	100	0	0			10.00	100	2024	2023	100		
TOTALS										734.00				7,340	

TOTAL OB/XF										7,340														
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	1.00	75,000.00	75,000.00	75,000							

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=96,-13] W14 S10 W25 S34 E21 S12 E6 S13 E12 N69 \$
FOP=[YR=2024;ORIG=57,-13] E25 S10 W25 N10 \$
FGR=[YR=2024;ORIG=57,31] E21 S12 S9 W2 W19 N21 \$
FOP=[YR=2024;ORIG=78,43] E6 S13 E12 S8 W20 N12 E2 N9 \$