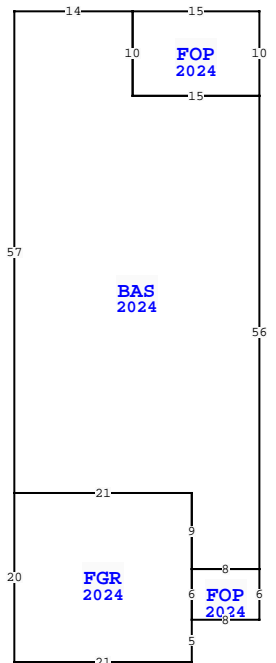


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Interior Floo	01	NONE	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	1,575	100	1,575
FGR	420	55	231
FOP	48	30	14
FOP	150	30	45
TOTALS	2,193		1,865

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,865	126.2240	157.78	294,260	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024										Heated Area: 1575	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		294,260	
TOTAL MARKET OB/XF VALUE		5,950	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		375,210	
SOH/AGL Deduction		0	
ASSESSED VALUE		375,210	
TOTAL EXEMPTION VALUE	HX HB WX	55,000	
BASE TAXABLE VALUE		320,210	
TOTAL JUST VALUE		375,210	
NCON VALUE		300,210	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009127	CO ISSUED		07/18/2023
23001347	NEW CONSTR	297,506	01/31/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1835	7/27/2023	SW	Q	I	01	410,800

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: PYLES VIVIAN CAROLY

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 PAVR	0	100	0	595.00	SF	10.00	10.00	100	2024	2023		100	5,950	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2024;ORIG=120,3] W15 N10 W14 S57 E21 S9 E8 N56 \$
 FGR=[YR=2024;ORIG=91,50] E21 S9 S6 S5 W21 N20 \$
 FOP=[YR=2024;ORIG=120,59] W8 S6 E8 N6 \$
 POP=[YR=2024;ORIG=105,-7] S10 E15 N10 W15 \$

LAND DESCRIPTION																								
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	100		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							