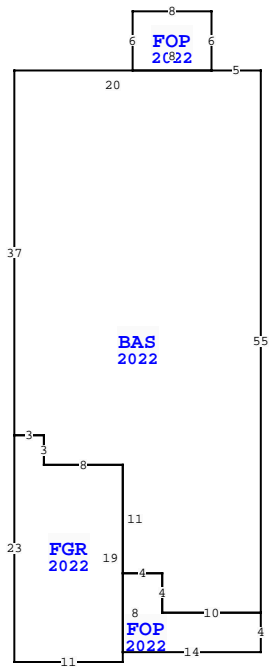


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	07	
NEIGHBORHOOD/LOC		8034.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	1,185	129,959
FGR	229	55	126	13,818
FOP	48	30	14	1,535
FOP	72	30	22	2,413
TOTALS	1,534		1,347	147,725

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 2023								
				Heated Area:	1185			HX Base Yr			



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		147,725
TOTAL MARKET OB/XF VALUE		4,342
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		187,067
SOH/AGL Deduction		0
ASSESSED VALUE		187,067
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		187,067
TOTAL JUST VALUE		187,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4506	NEW CONSTR	57,221	01/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0457	12/30/2022	WD	Q	I	01	234,000
GRANTOR: WJHFL LLC						
GRANTEE: OCHOA JACINTO JAVIE						
2540/0773	2/17/2022	WD	Q	V	05	720,000
GRANTOR: CALLAHAN CROSSING LLC						
GRANTEE: WJHFL LLC DBA WJH L						

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	0810	CONCRETE A	0	0	0	668.00	SF	6.50	6.50	100	2022	2022	3	100	4,342	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
 BAS=[YR=2022] W5 FOP=[YR=2022] N6 W8 S6 E8\$ W20 S37  
 FGR=[YR=2022] S23 E11 N1 FOP=[YR=2022] E14 N4 W10 N4 W4 S8\$  
 N19 W8 N3 W3\$ E3 S3 E8 S11 E4 S4 E10 N55\$.

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	000310	C	TOWNHOUSE2	0		RM - C	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							