

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 80
Interior Floo	11	CLAY TILE 20
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
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,826	133.6300	176.39	322,088	2021	2021	0	0	1.00	99.00

1 SNGL FAM - 100% - 2022 Heated Area: 1658 HX Base Yr 2022

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		318,867
TOTAL MARKET OB/XF VALUE		4,079
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		472,946
SOH/AGL Deduction		131,991
ASSESSED VALUE		340,955
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		290,233
TOTAL JUST VALUE		472,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,569

Quality		06 Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC 1022.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	782	100	2021	782	136,558
FGR	220	55	2021	121	21,130
FOP	90	30	2021	27	4,715
FUS	876	100	2021	876	152,973
PTO	270	5	2021	14	2,444
STR	60	10	2021	6	1,047
TOTALS	2,298			1,826	318,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200239	NEW CONSTR	0	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2440/1917	3/05/2021	WD Q	Q	I	02	332,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: WILLS MATTHEW & KRI						
2275/1858	5/17/2019	WD Q	Q	I	01	71,500
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

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	100	0	412.00	SF	10.00	10.00	100	2021	2021	3	99	4,079	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/26/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2021] W26 S11 BAS=[YR=2021] S36 FOP=[YR=2021] S6 E15 FGR=[YR=2021] E11 N20 W11 S20\$ N6 W15\$ E15 N14 E11 N22 W26\$ E22 N4 E4 N7\$ PTR=E20 FUS=[YR=2021] E26 S15 STR=[YR=2021] W8 S3 W1 S4 E9 N7\$ W8 S3 W1 S4 E9 S14 W26 N36\$ W20\$.	

LAND DESCRIPTION																								
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	000100	C	RES	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							