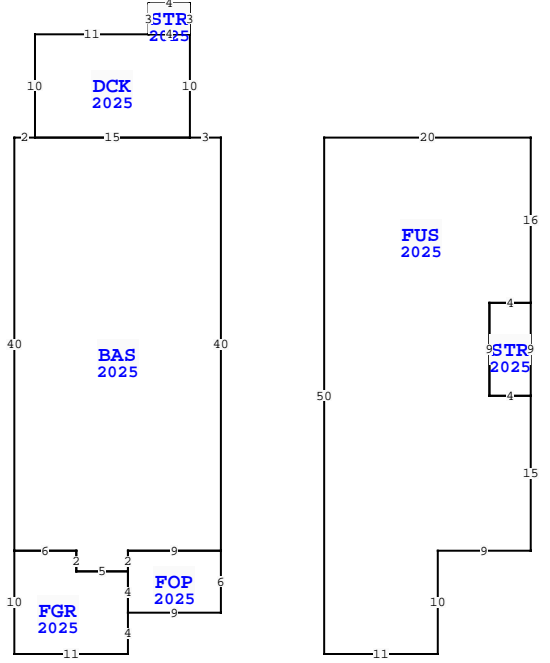


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	90
Interior Floor	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1044.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	810	100	2025
DCK	150	10	2025
FGR	100	55	2025
FOP	54	30	2025
FUS	874	100	2025
STR	12	10	2025
STR	36	10	2025
TOTALS	2,036		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 2025								
				Heated Area:	1684						
				HX Base Yr							



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			508,076
TOTAL MARKET OB/XF VALUE			8,060
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			666,136
SOH/AGL Deduction			0
ASSESSED VALUE			666,136
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			666,136
TOTAL JUST VALUE			666,136
NCON VALUE			516,136
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			112,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2249			10/08/2024
20222249	NEW CONSTR	0	07/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2759/998	12/20/2024	WD Q	Q	I	02	712,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SMIRCH SARA						
2631/1183	4/12/2023	WD Q	Q	V	01	125,000
GRANTOR: BLUFF RUNNERS FLA LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=2025;ORIG=-60,0] W3 W15 W2 S40 E6 S2 E5 N2 E9 N40 \$</p> <p>DCK=[YR=2025;ORIG=-78,-10] E11 E4 S10 W15 N10 \$</p> <p>STR=[YR=2025;ORIG=-67,-13] E4 S3 W4 N3 \$</p> <p>FGR=[YR=2025;ORIG=-80,40] E6 S2 E5 S4 S4 W11 N10 \$</p> <p>FOP=[YR=2025;ORIG=-69,40] E9 S6 W9 N4 N2 \$</p> <p>FUS=[YR=2025;ORIG=-50,0] E20 S16 W4 S9 E4 S15 W9 S10 W11 N50 \$</p> <p>STR=[YR=2025;ORIG=-34,16] E4 S9 W4 N9 \$</p>	

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	0		806.00	SF	10.00				10.00	8,060

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	000100	C	RES	0		R-3	25.00	100.00	25.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	150,000							