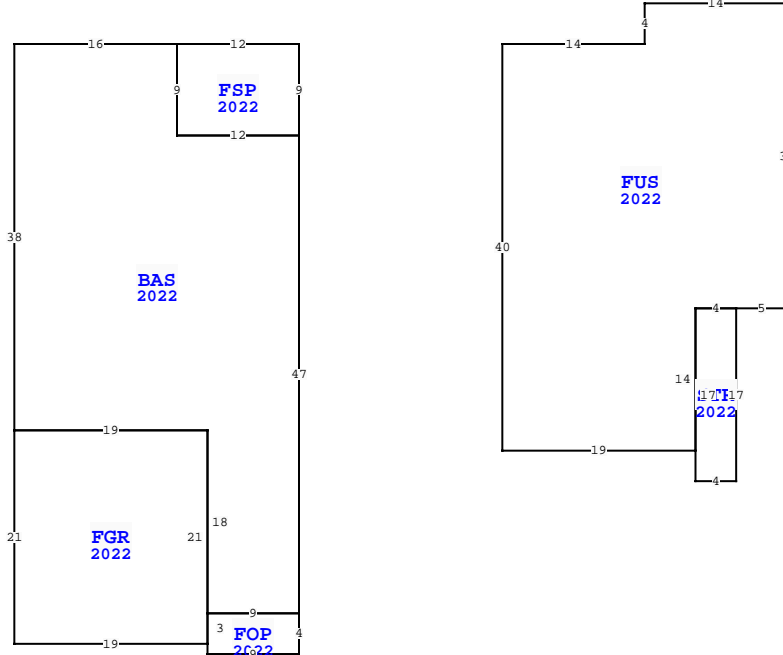


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,118	100	2022
FGR	399	55	2022
FOP	36	30	2022
FSP	108	40	2022
FUS	1,050	100	2022
STR	68	10	2022
TOTALS	2,779		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 100%	- 2023								
					Heated Area: 2168				HX Base Yr 2023			



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE	571,902			
TOTAL MARKET OB/XF VALUE	5,346			
TOTAL LAND VALUE - MARKET	165,000			
TOTAL MARKET VALUE	742,248			
SOH/AGL Deduction	212,730			
ASSESSED VALUE	529,518			
TOTAL EXEMPTION VALUE	HX HB 50,722			
BASE TAXABLE VALUE	478,796			
TOTAL JUST VALUE	742,248			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	557,101			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005294	CO ISSUED	0	04/06/2022
20214398	NEW CONSTR	0	05/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0816	4/08/2022	SW	Q	I	01	598,700

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: HOLLAND PAUL & DEBO

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>FSP=[YR=2022] W12 BAS=[YR=2022] W16 S38 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S1 E9 N4 W9 S3\$ N21 W19\$ E19 S18 E9 N47 W12 N9\$ S9 E12 N9\$ PTR=E20 FUS=[YR=2022] E14 N4 E14 S30 W5 STR=[YR=2022] S17 W4 N17 E4\$ W4 S14 W19 N40\$ W20\$.</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	100	0	0			10.00	100	2022	2022	3	99	5,346	

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000								