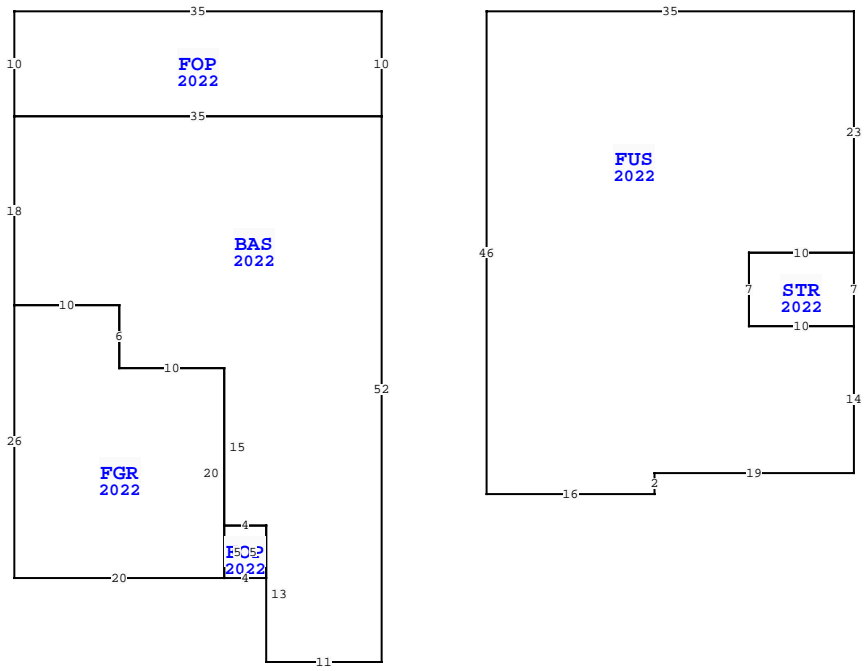


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,148	100	2022
FGR	460	55	2022
FOP	20	30	2022
FOP	350	30	2022
FUS	1,502	100	2022
STR	70	10	2022
TOTALS	3,550		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023								
					Heated Area: 2650			HX Base Yr 2023			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			321,860
TOTAL MARKET OB/XF VALUE			3,650
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			390,510
SOH/AGL Deduction			22,882
ASSESSED VALUE			367,628
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			316,906
TOTAL JUST VALUE			390,510
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008118	CO ISSUED	0	05/25/2022
21007280	NEW CONSTR	379,134	06/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1994	6/21/2022	SW Q	Q	I	01	489,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CAMPAGNE DENA B & S						
2394/0349	9/21/2020	SW Q	Q	V	05	2,760,300
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

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	0811	CONCRETE B	0	100	0	0			5.20	100	2022	2022	3	99	3,650	

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2022] W35 S10 BAS=[YR=2022] S18 FGR=[YR=2022] S26 E20 FOP=[YR=2022] E4 N5 W4 S5\$ N20 W10 N6 W10\$ E10 S6 E10 S15 E4 S13 E11 N52 W35\$ E35 N10\$ PTR= E10 FUS=[YR=2022] E35 S23 STR=[YR=2022] S7 W10 N7 E10\$ W10 S7 E10 S14 W19 S2 W16 N46\$ W10\$.	

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	000135	C	RES NATURAL	100		PUD	45.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							