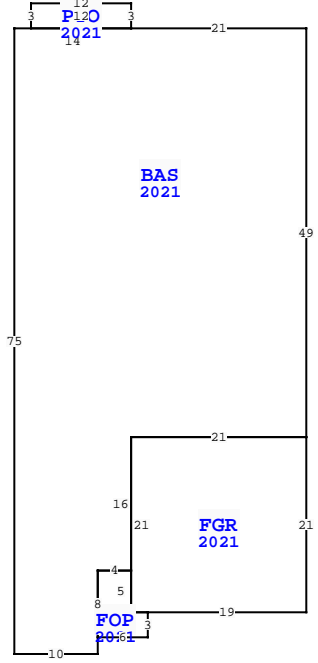


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	2,039	100	2021
FGR	441	55	2021
FOP	38	30	2021
PTO	36	5	2021
TOTALS	2,554		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,295	120.1872	120.19	275,836	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022											
					Heated Area: 2039						
						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			273,078
TOTAL MARKET OB/XF VALUE			3,089
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			341,167
SOH/AGL Deduction			53,489
ASSESSED VALUE			287,678
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			236,956
TOTAL JUST VALUE			341,167
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006683	CO ISSUED	0	12/10/2021
21006683	NEW CONSTR	290,872	05/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/1735	12/13/2021	SW	Q	I	01	319,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: STEPHENS CHRISTIE &						
2394/0349	9/21/2020	SW	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	600.00	SF	5.20	5.20	100	2021	2021	3	99	3,089	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W21 PTO=[YR=2021] N3 W12 S3 E12\$ W14 S75 E10 N2 FOP=[YR=2021] E6 N3 FGR=[YR=2021] E19 N21 W21 S21 E2\$ W2 N5 W4 S8\$ N8 E4 N16 E21 N49 \$.	

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	000134	C	RES POND	100		PUD	45.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							