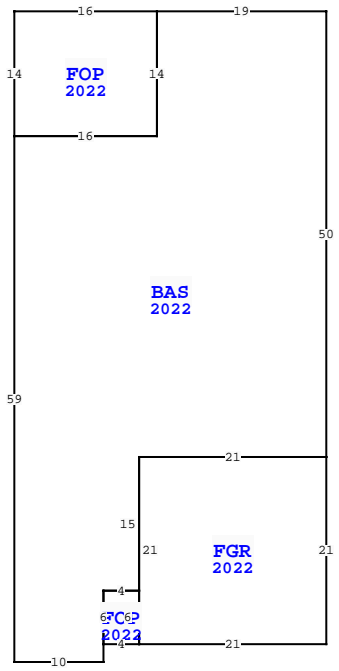


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,816	100	2022
FGR	441	55	2022
FOP	24	30	2022
FOP	224	30	2022
TOTALS	2,505		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,133	118.8495	118.85	253,507	2022	2022	0	0	0.50	99.50	
1 SINGLE FAM - 0% - 2023 Heated Area: 1816 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			252,239
TOTAL MARKET OB/XF VALUE			3,254
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			320,493
SOH/AGL Deduction			0
ASSESSED VALUE			320,493
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			320,493
TOTAL JUST VALUE			320,493
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005414	CO ISSUED	0	04/07/2022
21008755	NEW CONSTR	266,503	07/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/1546	6/01/2022	SW	Q	I	01	428,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: STEWART JAMES HENRY						
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
1	0811	CONCRETE B	0	0	632.00	SF	5.20	5.20	100	2022	2022	3

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W19 FOP=[YR=2022] W16 S14 E16 N14\$ S14 W16 S59 E10 N2 FOP=[YR=2022] E4 FGR=[YR=2022] E21 N21 W21 S21\$ N6 W4 S6\$ N6 E4 N15 E21 N50\$.	

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	0		PUD	45.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								