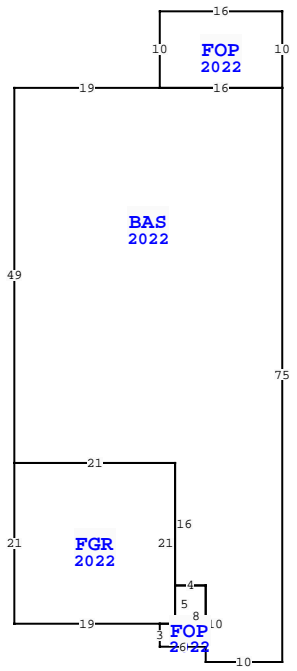


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	2022
FGR	441	55	2022
FOP	38	30	2022
FOP	160	30	2022
TOTALS	2,678		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,341	115.4538	115.45	270,268	2022	2022	0	0	0.50	99.50	
1 SINGLE FAM - 0% - 2023 Heated Area: 2039 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			268,917
TOTAL MARKET OB/XF VALUE			3,495
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			337,412
SOH/AGL Deduction			0
ASSESSED VALUE			337,412
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			337,412
TOTAL JUST VALUE			337,412
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008697	CO ISSUED	0	06/07/2022
21008832	NEW CONSTR	294,974	07/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2585/0755	6/09/2022	SW Q	Q	I	01	395,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KADEN JASON RYAN &						
2394/0349	9/21/2020	SW Q	Q	V	05	2,760,300
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2022] W16 S10 BAS=[YR=2022] W19 S49 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S3 E6 N8 W4 S5 W2\$ E2 N21 W21\$ E21 S16 E4 S10 E10 N75 W16\$ E16 N10\$.	

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	0	0	0		679.00	5.20	100	2022	2022	3	99	3,495

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								