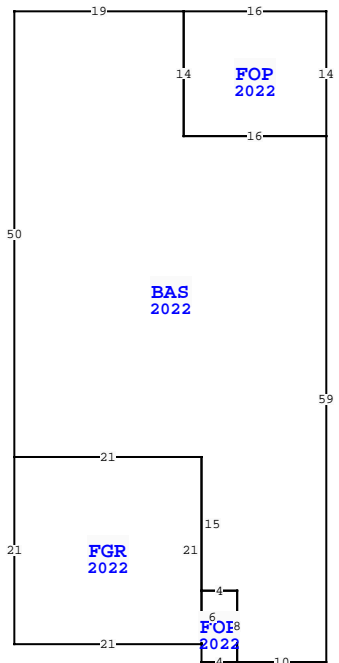




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	32	30	2022
FOP	224	30	2022
TOTALS	2,513		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,136	113.1900	113.19	241,774	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023										Heated Area: 1816	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			240,565
TOTAL MARKET OB/XF VALUE			3,305
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			308,870
SOH/AGL Deduction			16,188
ASSESSED VALUE			292,682
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			241,960
TOTAL JUST VALUE			308,870
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005813	CO ISSUED	0	08/04/2022
21005813	NEW CONSTR	266,503	05/07/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/1070	8/05/2022	SW Q	Q	I	01	390,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HUGHES DANIEL JOHN						
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	642.00	SF	5.20	5.20	100	2022	2022	3	99	3,305	

TOTAL OB/XF										3,305						

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2022] W16 BAS=[YR=2022] W19 S50 FGR=[YR=2022] S21 E21 FOP=[YR=2022] S2 E4 N8 W4 S 6\$ N21 W21\$ E21 S15 E4 S8 E10 N59 W16 N14\$ S14 E16 N14\$.									

LAND DESCRIPTION										TOTAL OB/XF										3,305						
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	45.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000									