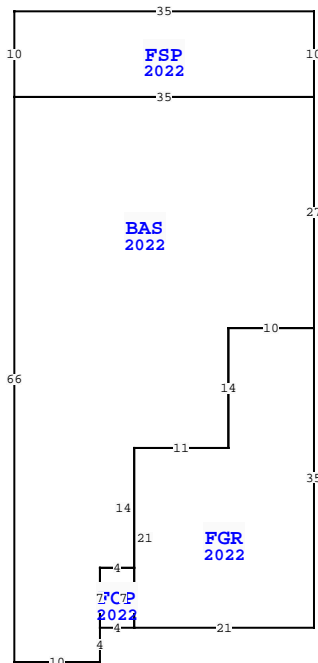


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,069	119.8785	119.88	248,032	2022	2022	0	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2023 Heated Area: 1601 HX Base Yr 2023													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	2022	1,601	190,968
FGR	581	55	2022	320	38,170
FOP	28	30	2022	8	954
FSP	350	40	2022	140	16,699
TOTALS	2,560			2,069	246,792

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4			Tax Dist:	
BUILDING MARKET VALUE			246,792	
TOTAL MARKET OB/XF VALUE			3,295	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			315,087	
SOH/AGL Deduction			120,111	
ASSESSED VALUE			194,976	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			144,254	
TOTAL JUST VALUE			315,087	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			292,732	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2110003	CO ISSUED	0	06/17/2022
21010003	NEW CONSTR	249,447	07/29/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2574/0770	6/17/2022	SW Q	Q	I	02	372,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BOWMAN JAMES T & GA						
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	640.00	SF	5.20	5.20	100	2022	2022	3	99	3,295	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2022] W35 S10 BAS=[YR=2022] S66 E10 N4	
FOP=[YR=2022] E4 FGR=[YR=2022] E21 N35 W10 S14 W11 S21 \$ N7	
W4 S7\$ N7 E4 N14 E11 N14 E10 N27 W35\$ E35 N10\$.	

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	60.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							