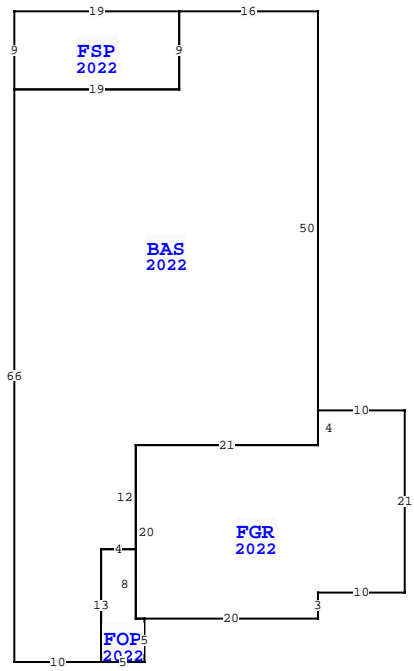


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,308	116.2770	116.28	268,374	2022	2022	0	0	0	0.50	99.50		
1 SINGLE FAM - 100% - 2024 Heated Area: 1877 HX Base Yr 2024														



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	1,877	100	2022	1,877	217,167
FGR	630	55	2022	346	40,032
FOP	57	30	2022	17	1,967
FSP	171	40	2022	68	7,867
TOTALS	2,735			2,308	267,032

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			267,032
TOTAL MARKET OB/XF VALUE			5,364
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			337,396
SOH/AGL Deduction			75,412
ASSESSED VALUE			261,984
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			211,262
TOTAL JUST VALUE			337,396
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005188	CO ISSUED	0	04/05/2022
21008835	NEW CONSTR	283,072	07/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1772	12/06/2023	WD Q	Q	I	01	417,500
GRANTOR: ZIESCHANG DOUGLAS R						
GRANTEE: BENITEZ RICK ANDREW						
2565/0140	4/08/2022	SW Q	Q	I	01	378,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ZIESCHANG DOUGLAS R						

EXTRA FEATURES		
L	OB/XF CODE	DESCRIPTION
1	0812	CONCRETE C
2	0855	CONC PAVER

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

BUILDING NOTES	

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	0812	CONCRETE C	0	100	0	0		1,022.00	SF	4.00	4.00	100	2022	2022	3	99	4,047	
2	0855	CONC PAVER	0	100	19	7		133.00	SF	10.00	10.00	100	2022	2022	3	99	1,317	

BUILDING DIMENSIONS	
BAS=[YR=2022] W16 FSP=[YR=2022] W19 S9 E19 N9\$ S9 W19 S66 E10 FOP=[YR=2022] E5 N5 FGR=[YR=2022] E20 N3 E10 N21 W10 S4 W21 S20 E1\$ W1 N8 W4 S13\$ N13 E4 N12 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	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							