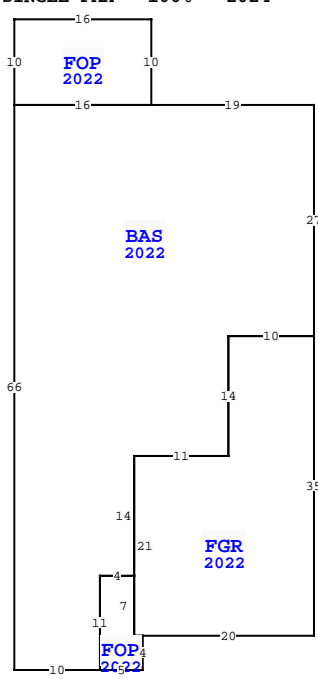




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	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
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	1,601	100	2022
FGR	581	55	2022
FOP	48	30	2022
FOP	160	30	2022
TOTALS	2,390		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,983	115.1451	115.15	228,342	2022	2022	0	0	0.55	99.45
1 SINGLE FAM - 100% - 2024 Heated Area: 1601 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			227,086
TOTAL MARKET OB/XF VALUE			3,418
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			295,504
SOH/AGL Deduction			12,592
ASSESSED VALUE			282,912
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			232,190
TOTAL JUST VALUE			295,504
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008840	CO ISSUED	0	12/29/2022
21008840	NEW CONSTR	244,576	07/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/1851	1/13/2023	SW	Q	I	01	365,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WILHELM REBECCA JOY						
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	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0		664.00	SF	5.20				3,418	

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

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS=[YR=2022] W19 FOP=[YR=2022] N10 W16 S10 E16\$ W16 S66  
 E10 FOP=[YR=2022] E5 N4 FGR=[YR=2022] E20 N35 W10 S14 W11  
 S21 E1\$ W1 N7 W4 S11\$ N11 E4 N14 E11 N14 E10 N27\$.

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	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000									