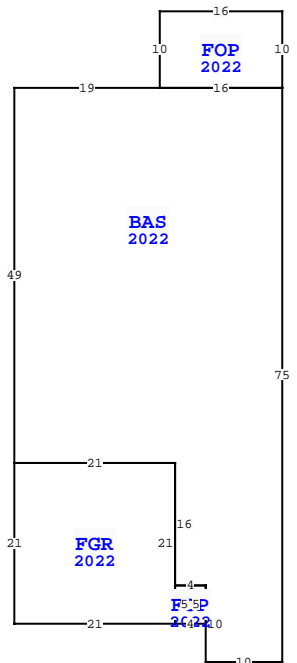


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		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	20	30	2022
FOP	160	30	2022
TOTALS	2,660		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,336	115.2480	115.25	269,224	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2025 Heated Area: 2039 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			267,878
TOTAL MARKET OB/XF VALUE			9,870
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			342,748
SOH/AGL Deduction			0
ASSESSED VALUE			342,748
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			292,026
TOTAL JUST VALUE			342,748
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2104952	CO ISSUED	0	05/20/2022
21007279	NEW CONSTR	294,564	06/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/1421	8/16/2024	WD	Q	I	02	395,000
GRANTOR: CUMMINGS DARLA J						
GRANTEE: REEVES JOHN SHANNON						
2732/1419	5/26/2022	SW	U	I	11	100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CUMMINGS DARLA J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	683.00	UT	5.20	5.20	100	2022
2	0462	ST/AL FNC	0	100	144	576.00	SF	10.00	10.00	100	2022
3	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2022

TOTAL OB/XF												9,870	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T		
1	000135	C	RES NATURAL	100		PUD	50.00	120.00	1.00	LT	1.00		

BUILDING NOTES											
FOP=[YR=2022] W16 S10 BAS=[YR=2022] W19 S49 FGR=[YR=2022] S21 E21 FOP=[YR=2022] E4 N5 W4 S5\$ N21 W21\$ E21 S16 E4 S10 E10 N75 W16\$ E16 N10\$.											

BUILDING DIMENSIONS											
FOP=[YR=2022] W16 S10 BAS=[YR=2022] W19 S49 FGR=[YR=2022] S21 E21 FOP=[YR=2022] E4 N5 W4 S5\$ N21 W21\$ E21 S16 E4 S10 E10 N75 W16\$ E16 N10\$.											

LAND DESCRIPTION												TOTAL OB/XF												9,870	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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									