

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,696	111.6864	111.69	301,116	2022	2022	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2023 Heated Area: 2370 HX Base Yr 2023

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VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			299,610
TOTAL MARKET OB/XF VALUE			10,887
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			375,497
SOH/AGL Deduction			20,324
ASSESSED VALUE			355,173
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			304,451
TOTAL JUST VALUE			375,497
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			348,575

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	1,027	100	2022	1,027	114,132
FGR	466	55	2022	256	28,450
FOP	57	30	2022	17	1,890
FOP	160	30	2022	48	5,334
FUS	1,343	100	2022	1,343	149,250
STR	52	10	2022	5	555
TOTALS	3,105			2,696	299,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005789	CO ISSUED	0	04/13/2022
21009673	NEW CONSTR	339,918	07/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0999	4/19/2022	SW Q	Q	I	02	411,800

GRANTOR: RICHMOND AMERICAN HOM  
 GRANTEE: SNYDER LORRAINE E  
 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	672.00	UT	5.20	5.20	100	2022	2022	3	99	3,459	
2	0462	ST/AL FNC	0	100	180	720.00	SF	10.00	10.00	100	2022	2022	3	95	6,840	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

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	DPHT 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							

BUILDING NOTES											
BAS=[YR=2022] W2 FOP=[YR=2022] N10 W16 S10 E16\$ W33 S16 FGR=[YR=2022] S26 E19 FOP=[YR=2022] S5 E5 N13 W4 S8 W1\$ E1 N23 W18 N3 W2\$ E2 S3 E18 S15 E4 S13 E11 N47\$ PTR= E10 FUS=[YR=2022] E35 S41 W15 N2 W20 N19 STR=[YR=2022] N4 E13 S4 W13 \$ E13 N4 W13 N16\$ W10\$.											

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	DPHT 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							