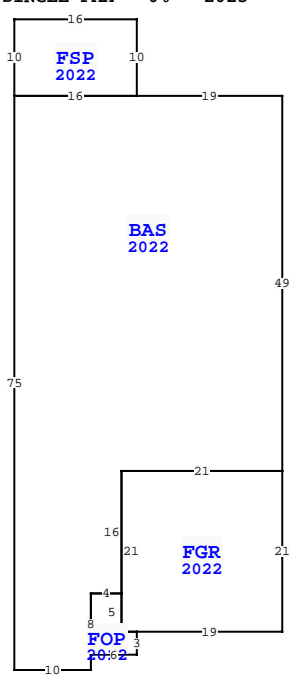


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	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	38	30	2022
FSP	160	40	2022
TOTALS	2,678		
			2,357
			274,721

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,357	117.2031	117.20	276,240	2022	2022	0	0	0	0.55	99.45	
1 SINGLE FAM - 0% - 2023													
Heated Area: 2039													
HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			274,721
TOTAL MARKET OB/XF VALUE			29,302
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			369,023
SOH/AGL Deduction			0
ASSESSED VALUE			369,023
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			369,023
TOTAL JUST VALUE			369,023
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			344,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2216581	SWIM POOL	50,038	11/04/2022
21004379	CO ISSUED	0	05/23/2022
21008760	NEW CONSTR	294,974	07/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/1215	6/05/2025	WD	Q	I	01	472,000
GRANTOR: CURRY BERNIE F II & R						
GRANTEE: POLLAND JODY R & LI						
2584/0326	5/27/2022	SW	Q	I	01	465,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CURRY BERNIE FERREL						

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	0	0	0	653.00	SF	5.20	5.20	100	2022	2022	3	99	3,362	
2	0866	POOL FIBER	0	0	21	10	210.00	SF	72.00	72.00	100	2024	2023		97	14,666	
3	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
4	0855	CONC PAVER	0	0	0	0	384.00	SF	10.00	10.00	100	2024	2023		100	3,840	
5	0462	ST/AL FNC	0	0	100	0	500.00	SF	10.00	10.00	100	2024	2023		98	4,900	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

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

BUILDING NOTES	

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