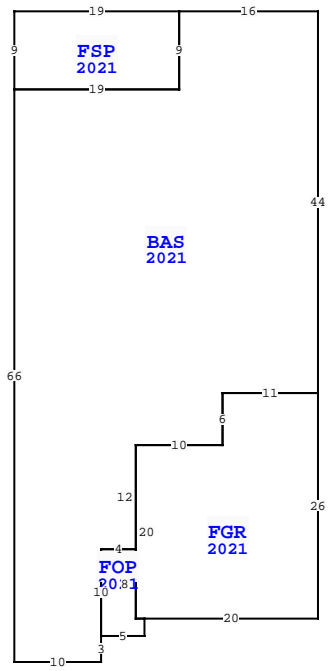


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,811	100	2021
FGR	486	55	2021
FOP	42	30	2021
FSP	171	40	2021
TOTALS	2,510		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2025								
					Heated Area: 1811						
						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		263,479	
TOTAL MARKET OB/XF VALUE		4,983	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		333,462	
SOH/AGL Deduction		0	
ASSESSED VALUE		333,462	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		282,740	
TOTAL JUST VALUE		333,462	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,572	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005467	CO ISSUED	0	01/04/2022
21005467	NEW CONSTR	267,149	04/30/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2721/1804	6/20/2024	WD Q	Q	I	01	405,000
GRANTOR: MASON MATTHEW DAVID &						
GRANTEE: FAUCHER JOSHUA P &						
2530/1893	1/05/2022	SW Q	Q	I	01	382,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MASON MATTHEW DAVID						

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			5.20	100	2021	2021	3	99	4,983	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W16 FSP=[YR=2021] W19 S9 E19 N9\$ S9 W19 S66 E10 N3 FOP=[YR=2021] E5 N2 FGR=[YR=2021] E20 N26 W11 S6 W10 S20 E1\$ W1 N8 W4 S10\$ N10 E4 N12 E10 N6 E11 N44\$.	

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	000100	C	RES	100		PUD	50.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							