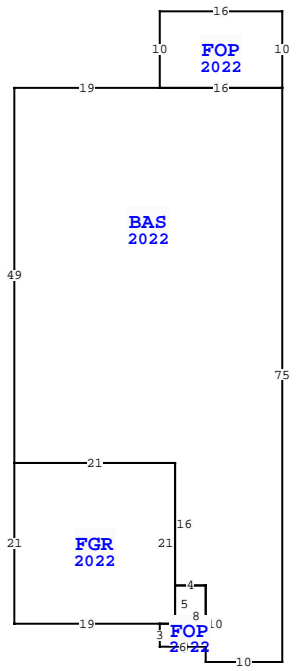




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	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	38	30	2022
FOP	160	30	2022
TOTALS	2,678		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		2,341	121.8336	121.83	285,204	2022	2022	0	0	0.55	99.45
1 SINGLE FAM - 100% - 2023											
Heated Area: 2039											
HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			283,635
TOTAL MARKET OB/XF VALUE			3,954
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			352,589
SOH/AGL Deduction			19,638
ASSESSED VALUE			332,951
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			282,229
TOTAL JUST VALUE			352,589
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			326,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010582	CO ISSUED	0	07/21/2022
21010582	NEW CONSTR	294,564	08/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1461	7/21/2022	SW Q	Q	I	01	437,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MARQUEZ RAQUEL ELENA						
2394/0349	9/21/2020	SW Q	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			5.20	100	2022	2022	3	99	3,954	

TOTAL OB/XF										3,954						

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2022] W16 S10 BAS=[YR=2022] W19 S49 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S3 E6 N8 W4 S5 W2\$ E2 N21 W21\$ E21 S16 E4 S10 E10 N75 W16\$ E16 N10\$.									

LAND DESCRIPTION										TOTAL OB/XF										3,954						
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	57.00	123.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000									