

ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	90		
Exterior Wall	21	STONE	10		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	2.	2.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2022	1,138	120,146
FGR	690	55	2022	380	40,119
FOP	20	30	2022	6	633
FOP	150	30	2022	45	4,751
FUS	1,502	100	2022	1,502	158,575
STR	70	10	2022	7	739
TOTALS	3,570			3,078	324,963

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%	- 2023								
					Heated Area: 2640						
						HX Base Yr					

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VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	324,963			
TOTAL MARKET OB/XF VALUE	3,996			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	393,959			
SOH/AGL Deduction	23,106			
ASSESSED VALUE	370,853			
TOTAL EXEMPTION VALUE	13	370,853		
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	393,959			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	364,530			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013519	CO ISSUED	0	08/30/2022
21013519	NEW CONSTR	438,913	10/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/1863	9/02/2022	WD Q	Q	I	01	448,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: JERVIS JONATHON & S						
2451/0757	4/07/2021	SW Q	Q	V	05	2,612,500
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	0812	CONCRETE C	0	100	0	0		4.00	100	2022	2022	3	99	3,996	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W20 FOP=[YR=2022] N10 W15 S10 E15\$ W15 S52	
E11 N8 FOP=[YR=2022] E4 FGR=[YR=2022] E20 N2 E11 N20 W11 N4	
W10 S5 W10 S21\$ N5 W4 S5\$ N5 E4 N16 E10 N5 E10 N18\$ PTR= E20	
FUS=[YR=2022] E35 S46 W16 N2 W19 N15 STR=[YR=2022] N7 E10	
S7 W10\$ E10 N7 W10 N22\$ W20\$.	

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	100		PUD	65.00	118.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							