

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	13	LVT/LAMMT 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	
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	1,138	100	2024
FGR	470	55	2024
FOP	20	30	2024
FOP	350	30	2024
FUS	1,502	100	2024
STR	70	10	2024
TOTALS	3,550		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		3,016	104.3280	104.33	314,659	2024	2024	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2025 Heated Area: 2640 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		314,659	
TOTAL MARKET OB/XF VALUE		4,836	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		384,495	
SOH/AGL Deduction		0	
ASSESSED VALUE		384,495	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		333,773	
TOTAL JUST VALUE		384,495	
NCON VALUE		319,495	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006742	PRIVATE PROVIDER	479,813	06/06/2024
B23-12555	SFR	479,813	09/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/1078	6/14/2024	SW Q	Q	I	01	455,800

GRANTOR: RICHMOND AMERICAN HOM
 GRANTEE: LANG JOHN DAVID JR
 2522/0861 | 12/15/2021 | SW Q | V | 05 | 4,393,200
 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	0810	CONCRETE A	0	100	0	744.00	SF	6.50	6.50	100	2025	2024		100	4,836	

BUILDING NOTES	
FUS=[YR=2024;ORIG=-25,10] E35 S23 W10 S7 E10 S14 W19 S2 W16 N46 \$	
BAS=[YR=2024;ORIG=20,28] N18 E35 S52 W11 N8 N5 W4 N16 W10 N5 W10 \$	
FGR=[YR=2024;ORIG=20,54] N26 E10 S5 E10 S16 S5 W20 \$	
FOP=[YR=2024;ORIG=20,0] E35 S10 W35 N10 \$	
STR=[YR=2024;ORIG=0,33] E10 S7 W10 N7 \$	
FOP=[YR=2024;ORIG=40,49] E4 S5 W4 N5 \$	

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	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							