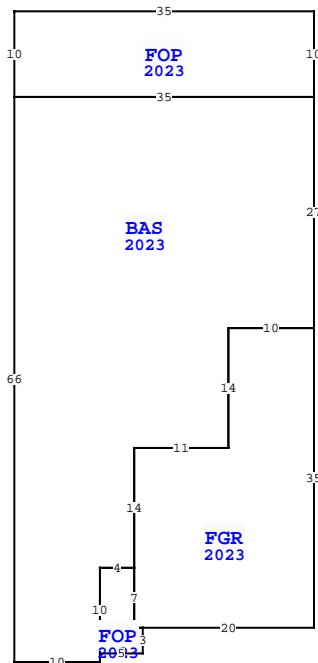


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMTM	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	1,601	100	2023
FGR	581	55	2023
FOP	43	30	2023
FOP	350	30	2023
TOTALS	2,575		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2025			Heated Area: 1601			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			232,895
TOTAL MARKET OB/XF VALUE			4,245
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			302,140
SOH/AGL Deduction			0
ASSESSED VALUE			302,140
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			251,418
TOTAL JUST VALUE			302,140
NCON VALUE			237,140
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006888	PRIVATE PROVIDER	315,803	06/11/2024
B23-12552	SFR	315,803	09/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/17	9/27/2024	SW	Q	I	01	385,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ROWLAND ROBIN LEE &						
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
1	0810	CONCRETE A	0	100	0	653.00	SF	6.50	6.50

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

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2023;ORIG=65,27] E10 S35 W20 W1 N7 N14 E11 N14 \$									
FOP=[YR=2023;ORIG=40,0] E35 N10 W35 S10 \$									
FOP=[YR=2023;ORIG=50,65] E5 N3 W1 N7 W4 S10 \$									
BAS=[YR=2023;ORIG=40,0] E35 S27 W10 S14 W11 S14 W4 S10 S1 W10 N66 \$									

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							