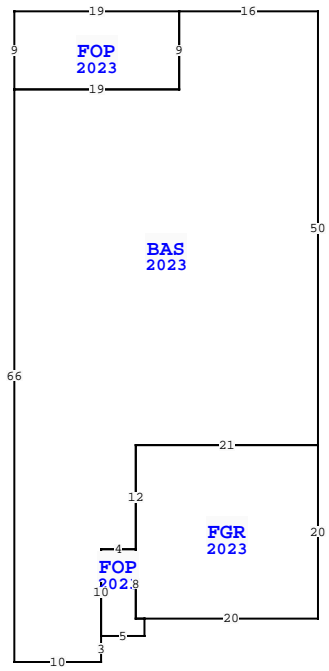


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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	1,877	100	2023
FGR	420	55	2023
FOP	42	30	2023
FOP	171	30	2023
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											
1 SINGLE FAM - 100% - 2025			Heated Area: 1877			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		252,560	
TOTAL MARKET OB/XF VALUE		4,349	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		321,909	
SOH/AGL Deduction		6,599	
ASSESSED VALUE		315,310	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		264,588	
TOTAL JUST VALUE		321,909	
NCON VALUE		256,909	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006897	PRIVATE PROVIDER	345,020	06/11/2024
B23-12568	SFR	345,020	09/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/1103	6/18/2024	SW	Q	I	01	410,200

GRANTOR: RICHMOND AMERICAN HOM  
 GRANTEE: WILSON WILBERT P  
 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	669.00	SF	6.50	6.50	100	2025	2024		100	4,349	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=60,-20] W16 S9 W19 S66 E10 N3 N10 E4 N12 E21 N50 \$	
FGR=[YR=2023;ORIG=39,30] E21 S20 W20 W1 N8 N12 \$	
FOP=[YR=2023;ORIG=44,-11] W19 N9 E19 S9 \$	
FOP=[YR=2023;ORIG=39,42] W4 S10 E5 N2 W1 N8 \$	

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							