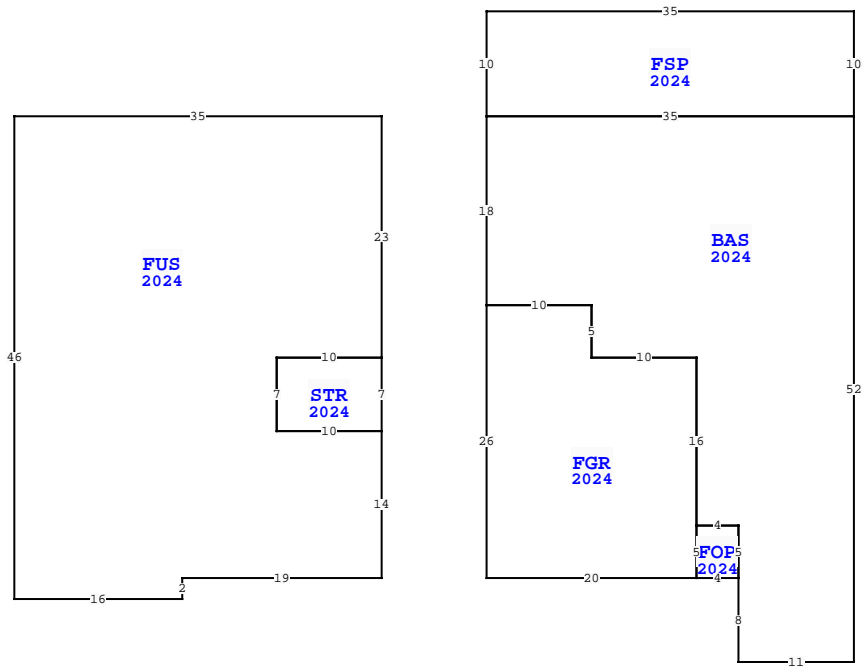


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	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
FSP	350	40	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	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			324,199
TOTAL MARKET OB/XF VALUE			4,661
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			393,860
SOH/AGL Deduction			0
ASSESSED VALUE			393,860
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			343,138
TOTAL JUST VALUE			393,860
NCON VALUE			328,860
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007007	PRIVATE PROVIDER	480,455	06/13/2024
B23-12146	SFR	480,455	09/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2731/794	7/25/2024	SW Q	Q	I	02	446,000

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	0			6.50	100	2025	2024		100	4,661	

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

BUILDING NOTES	
GRANTOR: RICHMOND AMERICAN HOM	
GRANTEE: SPROUSE DIANA LYNN	
2522/0861	12/15/2021 SW Q V 05 4,393,200
GRANTOR: THREE RIVERS DEVELOPE	
GRANTEE: RICHMOND AMERICAN H	

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							