

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		23 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1		3,016	110.8968	110.90	334,474	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			334,474	
TOTAL MARKET OB/XF VALUE			4,602	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			404,076	
SOH/AGL Deduction			0	
ASSESSED VALUE			404,076	
TOTAL EXEMPTION VALUE	HX HB	50,722		
BASE TAXABLE VALUE			353,354	
TOTAL JUST VALUE			404,076	
NCON VALUE			339,076	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			65,000	

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	2024	1,138	126,204
FGR	470	55	2024	258	28,612
FOP	20	30	2024	6	665
FOP	350	30	2024	105	11,645
FUS	1,502	100	2024	1,502	166,572
STR	70	10	2024	7	776
TOTALS	3,550			3,016	334,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO24005004	PRIVATE PROVIDER	486,441	04/26/2024
240005004	CO		04/26/2024
B23-10891	SFR	486,441	08/23/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/1902	5/24/2024	SW Q	Q	I	01	470,200

GRANTOR: RICHMOND AMERICAN HOM  
 GRANTEE: TOPPEN JONAH SETH &  
 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	708.00	SF	6.50	6.50	100	2025	2024		100	4,602	

TOTAL OB/XF												
4,602												

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																								
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							