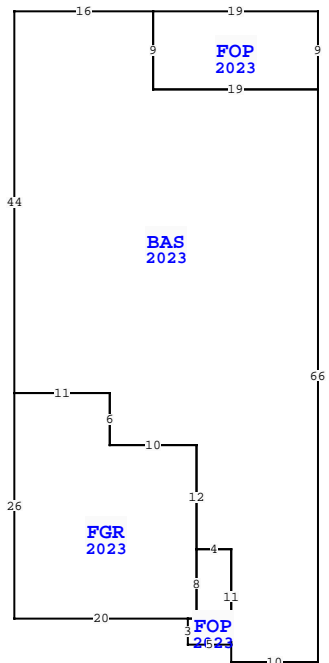


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	1,811	100	2023
FGR	486	55	2023
FOP	47	30	2023
FOP	171	30	2023
TOTALS	2,515		

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 - 0% - 2024	
												Heated Area: 1811	HX Base Yr



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			242,566	
TOTAL MARKET OB/XF VALUE			3,411	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			310,977	
SOH/AGL Deduction			0	
ASSESSED VALUE			310,977	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			310,977	
TOTAL JUST VALUE			310,977	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			287,876	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05275	CO		10/26/2023
B23-05275	SFR	294,800	04/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1875	10/30/2023	SW	Q	I	01	376,300

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

BUILDING DIMENSIONS						
BAS=[YR=2023;ORIG=51,0] W16 S44 E11 S6 E10 S12 E4 S11 S2 E10 N66 W19 N9 \$						
FGR=[YR=2023;ORIG=35,44] S26 E20 E1 N8 N12 W10 N6 W11 \$						
FOP=[YR=2023;ORIG=70,9] W19 N9 E19 S9 \$						
FOP=[YR=2023;ORIG=60,62] W4 S8 W1 S3 E5 N11 \$						

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	0811	CONCRETE B	0	0	0	0		656.00	SF	5.20				5.20	3,411

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	000134	C	RES POND	0		PUD	45.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							