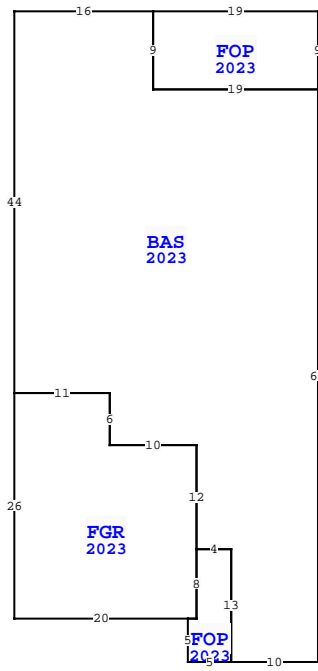


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	57	30	2023
FOP	171	30	2023
TOTALS	2,525		

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%	- 2024									
				Heated Area: 1811								
					HX Base Yr 2024							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			242,906
TOTAL MARKET OB/XF VALUE			4,303
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			312,209
SOH/AGL Deduction			14,751
ASSESSED VALUE			297,458
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			246,736
TOTAL JUST VALUE			312,209
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05279	CO		11/28/2023
B23-05279	SFR	295,103	04/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2685/862	12/15/2023	SW Q	Q	I	01	372,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BYERS RILEY EDWARD						
2522/0861	12/15/2021	SW Q	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
1	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2024	2023

TOTAL OB/XF													4,303											
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	100		PUD	45.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING NOTES												
BAS=[YR=2023;ORIG=51,0] W16 S44 E11 S6 E10 S12 E4 S13 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 S5 E5 N13 \$												

LAND DESCRIPTION													TOTAL OB/XF													4,303
1	000134	C	RES POND	100		PUD	45.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000									