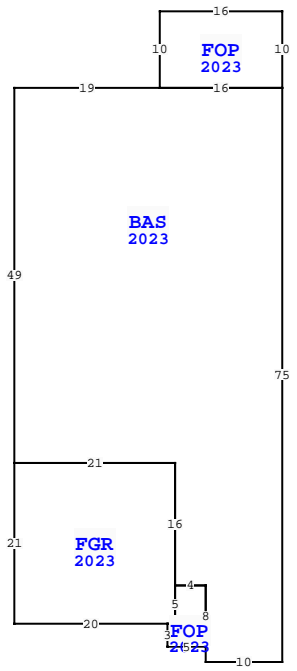


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,039	100	2023
FGR	441	55	2023
FOP	35	30	2023
FOP	160	30	2023
TOTALS	2,675		

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: 2039	HX Base Yr 2025							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		269,685	
TOTAL MARKET OB/XF VALUE		3,900	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		338,585	
SOH/AGL Deduction		137,161	
ASSESSED VALUE		201,424	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		150,702	
TOTAL JUST VALUE		338,585	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,892	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220005235	CO	328,472	12/07/2023
B23-05284	SFR	328,472	04/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/1066	2/01/2024	SW Q	Q	I	01	396,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RUBIN CYRUS ROY & P						
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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0			5.20	100	2024	2023		100	3,900	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=56,10] W16 W19 S49 E21 S16 E4 S8 S2 E10 N75 \$	
FGR=[YR=2023;ORIG=21,59] E21 S16 S5 W1 W20 N21 \$	
FOP=[YR=2023;ORIG=40,0] S10 E16 N10 W16 \$	
FOP=[YR=2023;ORIG=46,75] W4 S5 W1 S3 E5 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	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							