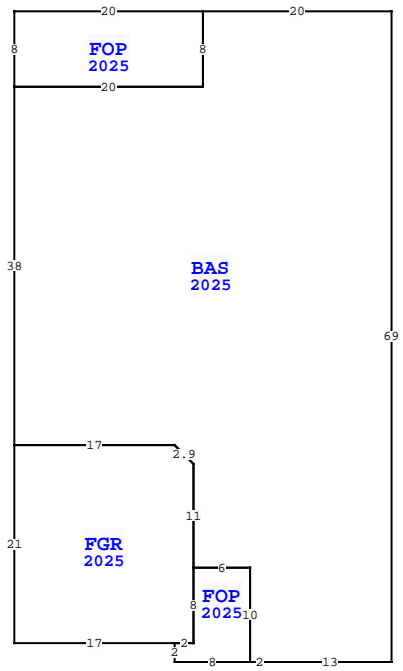


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	2,105	100	2025
FGR	397	55	2025
FOP	64	30	2025
FOP	160	30	2025
TOTALS	2,726		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2025								
				Heated Area: 2105							
					HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		285,533	
TOTAL MARKET OB/XF VALUE		4,043	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		354,576	
SOH/AGL Deduction		0	
ASSESSED VALUE		354,576	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		354,576	
TOTAL JUST VALUE		354,576	
NCON VALUE		289,576	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		90,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012858	CO		11/15/2024
B240001319	NEW SFR (T)2741 (381,772	02/02/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/1100	12/19/2024	WD	Q	I	01	449,000
GRANTOR: WEEKLEY HOMES LLC						
GRANTEE: BISHOP SHERYL ANN						
2688/1034	1/08/2024	SW	Q	V	05	2,220,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: WEEKLEY HOMES LLC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	622.00	SF	6.50	6.50	100	2025

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/19/2025	MLU

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=30,18] N8 E20 S69 W13 W2 N10 W6 N11 U2L2											
W17 N38 E20 \$											
FOP=[YR=2025;ORIG=30,18] W20 N8 E20 S8 \$											
FGR=[YR=2025;ORIG=10,56] E17 D2R2 S11 S8 W2 W17 N21 \$											
FOP=[YR=2025;ORIG=29,69] E6 S10 W8 N2 E2 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	% 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	0		PUD			1.00	LT		1.00	1.00	65,000.00	65,000.00	65,000							