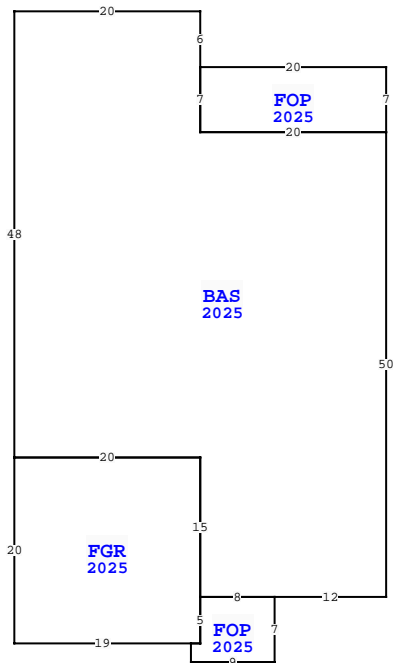


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,960	100	2025
FGR	400	55	2025
FOP	58	30	2025
FOP	140	30	2025
TOTALS	2,558		
		2,239	269,800

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: 1960						
					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			269,800
TOTAL MARKET OB/XF VALUE			4,043
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			338,843
SOH/AGL Deduction			0
ASSESSED VALUE			338,843
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			288,121
TOTAL JUST VALUE			338,843
NCON VALUE			273,843
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008413	NSFR T-2578 H-196	357,454	07/18/2024
B240000853	NSFR T-2578 H-196	357,454	01/23/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/467	7/19/2024	WD Q	Q	I	01	418,400
GRANTOR: WEEKLEY HOMES LLC						
GRANTEE: MARSHALL WILLIAM BA						
2688/1034	1/08/2024	SW Q	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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	622.00	SF	6.50	6.50	100	2025	2024		100	4,043	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=10,10] E20 S6 S7 E20 S50 W12 W8 N15 W20 N48 \$	
FOP=[YR=2025;ORIG=30,23] E20 N7 W20 S7 \$	
FGR=[YR=2025;ORIG=30,58] W20 S20 E19 E1 N5 N15 \$	
FOP=[YR=2025;ORIG=30,73] E8 S7 W9 N2 E1 N5 \$	

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			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							