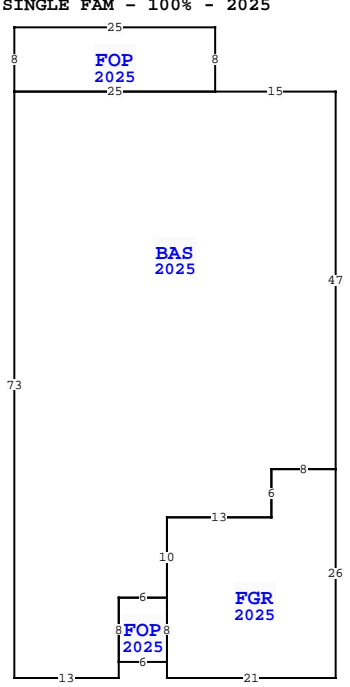


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,392	100	2025
FGR	468	55	2025
FOP	48	30	2025
FOP	200	30	2025
TOTALS	3,108		

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 - 100% - 2025				Heated Area: 2392				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			326,896
TOTAL MARKET OB/XF VALUE			4,609
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			396,505
SOH/AGL Deduction			0
ASSESSED VALUE			396,505
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			340,783
TOTAL JUST VALUE			396,505
NCON VALUE			331,505
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009094	NEW SFR (T)3114 (434,305	08/05/2024
B240000854	NEW SFR (T)3114 (434,305	01/23/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2738/1413	9/13/2024	WD	Q	I	01	460,000
GRANTOR: WEEKLEY HOMES LLC						
GRANTEE: DUNCAN NICHOLAS RYA						
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	100	0	709.00	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=10,10] E25 E15 S47 W8 S6 W13 S10 W6 S8 S2 W13 N73 \$	
FOP=[YR=2025;ORIG=10,10] E25 N8 W25 S8 \$	
FGR=[YR=2025;ORIG=29,63] E13 N6 E8 S26 W21 N2 N8 N10 \$	
FOP=[YR=2025;ORIG=23,73] E6 S8 W6 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	000135	C	RES NATURAL	100		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							