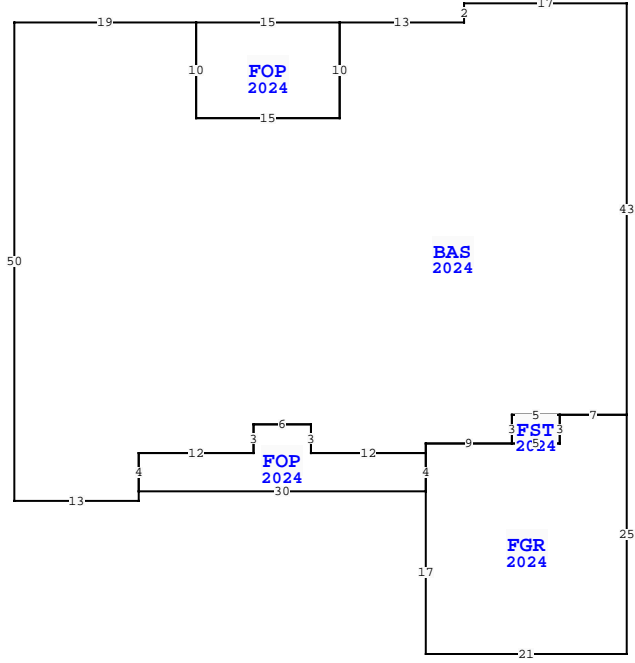


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	13		LVT/LAMMT	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			3	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	100	
Units			0	100	
Quality	03		Quality Level	03	
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	05	
NEIGHBORHOOD/LOC	5004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,754	100	2024	2,754	364,547
FGR	483	55	2024	266	35,210
FOP	138	30	2024	41	5,427
FOP	150	30	2024	45	5,957
FST	15	55	2024	8	1,059
TOTALS	3,540			3,114	412,200

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,114	100.2800	132.37	412,200	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024										Heated Area: 2754	HX Base Yr 2024



NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				436,088	
TOTAL MARKET OB/XF VALUE				12,300	
TOTAL LAND VALUE - MARKET				90,000	
TOTAL MARKET VALUE				538,388	
SOH/AGL Deduction				18,497	
ASSESSED VALUE				519,891	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				469,169	
TOTAL JUST VALUE				538,388	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				505,239	
PERMIT: GARAGE 30X35					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
C2212770	CO		08/22/2023		
B23-04848	GARAGE	31,731	04/14/2023		
22012770	NEW CONSTR	437,950	08/19/2022		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2550/0705	3/11/2022	WD Q	Q	V	01	85,000
GRANTOR: WRIGHT RICHARD B JR &						
GRANTEE: ARCE LUIS ANGEL						
0964/1615	1/04/2001	WD U	U	V	21	60,000
GRANTOR: NASSAU PARTNERS LTD						
GRANTEE: WRIGHT RICHARD JR &						

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	0812	CONCRETE C	0	100	0	3,075.00	SF	4.00	4.00	100	2024	2023		100	12,300	

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

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=30,-20] E19 S10 E15 N10 E13 N2 E17 S43 W7 W5 S3 W9 S1 W12 N3 W6 S3 W12 S4 S1 W13 N50 \$									
FOP=[YR=2024;ORIG=49,-20] E15 S10 W15 N10 \$									
FST=[YR=2024;ORIG=82,21] E5 S3 W5 N3 \$									
FGR=[YR=2024;ORIG=43,25] S4 E30 N4 W12 N3 W6 S3 W12 \$									
FGR=[YR=2024;ORIG=94,21] S25 W21 N17 N4 N1 E9 E5 N3 E7 \$									

LAND DESCRIPTION										TOTAL OB/XF										12,300				
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	000100	C	RES			OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

