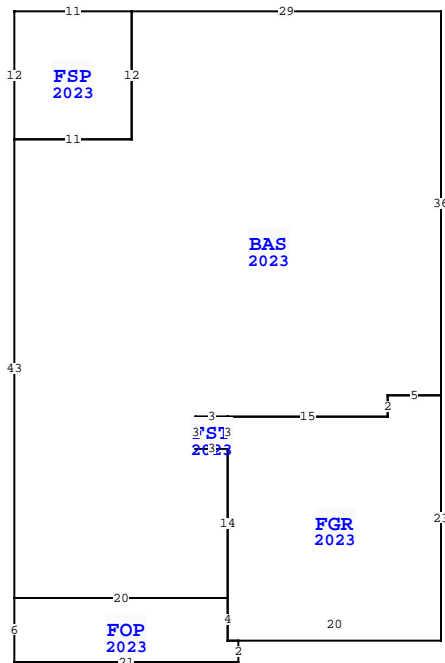


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			2	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	100	
Units			0	100	
Occupancy	00		NONE	100	
Quality	03		Quality Level	03	
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	05	
NEIGHBORHOOD/LOC	5009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100	2023	1,709	193,442
FGR	430	55	2023	236	26,713
FOP	122	30	2023	37	4,188
FSP	132	40	2023	53	5,999
FST	9	55	2023	5	566
TOTALS	2,402			2,040	230,908

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,040	113.1900	113.19	230,908	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024										Heated Area: 1709	
										HX Base Yr 2024	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			230,908
TOTAL MARKET OB/XF VALUE			3,827
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			289,735
SOH/AGL Deduction			3,480
ASSESSED VALUE			286,255
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			235,533
TOTAL JUST VALUE			289,735
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			278,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2300614	CO		07/12/2023
B2300614	NEW CONSTR	318,999	01/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/417	7/26/2023	SW	Q	I	01	318,000

GRANTOR: D R HORTON INC-JACKSO  
GRANTEE: TERREFORTE NATHAN &

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=2023;ORIG=-20,-20] W29 S12 W11 S43 E20 N14 W3 N3 E3 E15 N2 E5 N36 \$</p> <p>FGR=[YR=2023;ORIG=-20,16] W5 S2 W15 S3 S14 S4 E20 N23 \$</p> <p>FSP=[YR=2023;ORIG=-49,-20] W11 S12 E11 N12 \$</p> <p>FOP=[YR=2023;ORIG=-39,39] W1 N4 W20 S6 E21 N2 \$</p> <p>FST=[YR=2023;ORIG=-40,18] W3 S3 E3 N3 \$</p>	

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	3,827	

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							