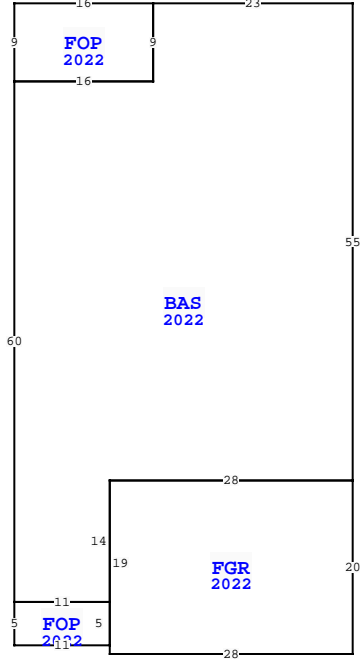


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	2,155	100	2022
FGR	560	55	2022
FOP	55	30	2022
FOP	144	30	2022
TOTALS	2,914		

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:	2155						
				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			274,797
TOTAL MARKET OB/XF VALUE			5,455
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			335,252
SOH/AGL Deduction			0
ASSESSED VALUE			335,252
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			279,530
TOTAL JUST VALUE			335,252
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2300607	CO		07/12/2023
B2300607	NEW CONSTR	399,751	01/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/1382	8/11/2023	SW	Q	I	01	384,800

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: HAUSER MARY CHRISTI

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=-23,-1] E23 S55 W28 S14 W11 N60 E16 N9 \$	
FGR=[YR=2022;ORIG=0,54] S20 W28 N1 N19 E28 \$	
FOP=[YR=2022;ORIG=-39,-1] E16 S9 W16 N9 \$	
POP=[YR=2022;ORIG=-28,73] W11 N5 E11 S5 \$	

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	5.20	100	2024	2023		100	5,455	

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							