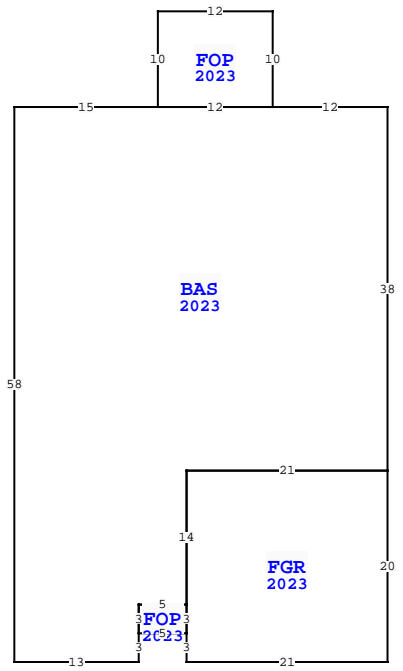


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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	1,812	100	2023
FGR	420	55	2023
FOP	15	30	2023
FOP	120	30	2023
TOTALS	2,367		
		2,083	235,775

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%	- 2024		Heated Area: 1812					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			235,775
TOTAL MARKET OB/XF VALUE			3,744
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			294,519
SOH/AGL Deduction			30,124
ASSESSED VALUE			264,395
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			213,673
TOTAL JUST VALUE			294,519
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2301142	CO		08/01/2023
B2301142	NEW CONSTR	331,086	01/25/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2663/1286	8/24/2023	SW	Q	I	01	341,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: ROBINSON CHRISTABEL

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/12/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=0,0] E15 E12 E12 S38 W21 S14 W5 S3 S3 W13 N58 \$	
FGR=[YR=2023;ORIG=39,38] S20 W21 N3 N3 N14 E21 \$	
FOP=[YR=2023;ORIG=15,0] E12 N10 W12 S10 \$	
FOP=[YR=2023;ORIG=13,52] E5 S3 W5 N3 \$	

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	3,744	

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							