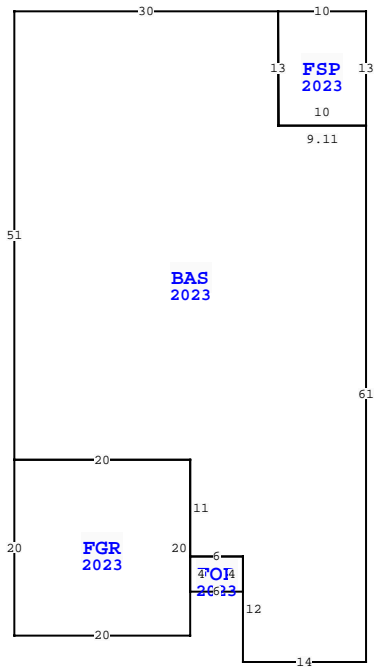


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		5	100		
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	5009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,299	100	2023	2,299	247,143
FGR	400	55	2023	220	23,650
FOP	24	30	2023	7	753
FSP	130	40	2023	52	5,590
TOTALS	2,853			2,578	277,135

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		277,135	2023	2023	0	0	0.00	100.00
					Heated Area: 2299	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			277,135	
TOTAL MARKET OB/XF VALUE			10,213	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			342,348	
SOH/AGL Deduction			4,284	
ASSESSED VALUE			338,064	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			287,342	
TOTAL JUST VALUE			342,348	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			328,536	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013634	CO ISSUED	0	03/01/2023
22001357	NEW CONSTR	365,597	01/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0548	3/06/2023	SW	Q	I	01	372,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: FERREIRA JAMES & CR

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=10,10] E30 D13R0.1 E9.11 S61 W14 N12 W6 N11 W20 N51 \$	
FGR=[YR=2023;ORIG=10,61] E20 S20 W20 N20 \$	
FOP=[YR=2023;ORIG=30,72] E6 S4 W6 N4 \$	
FSP=[YR=2023;ORIG=40,10] E10 S13 W10 N13 \$	

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	0810	CONCRETE A	0	100	0	694.00	SF	6.50	6.50	100	2023	2023		100	4,511	
2	0476	VF 6 SBPL	0	100	0	180.00	LF	32.00	32.00	100	2023	2023		99	5,702	

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	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							