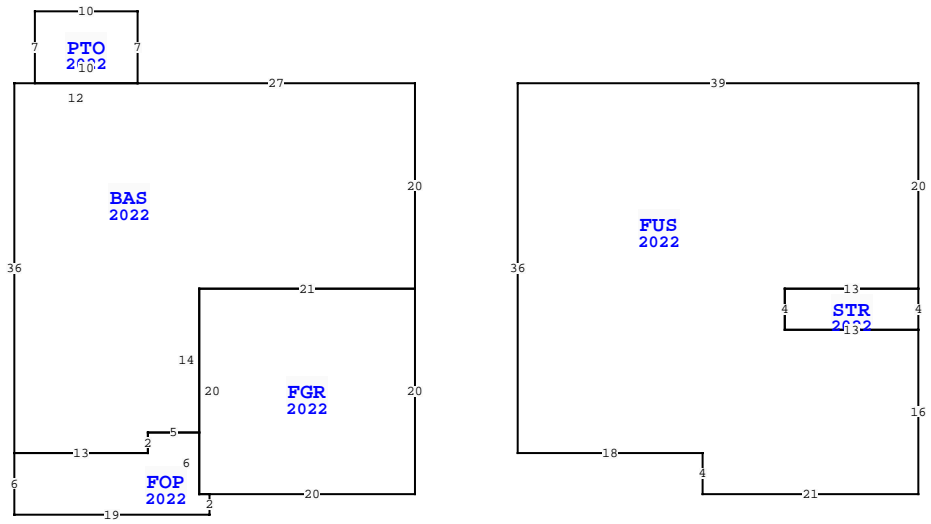


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	13	LVT/LAMNT	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	1,058	100	2022
FGR	420	55	2022
FOP	120	30	2022
FUS	1,436	100	2022
PTO	70	5	2022
STR	52	10	2022
TOTALS	3,156		

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%	- 2023	106.37	294,645	2022	2022	0	0	0.50	99.50
Heated Area: 2494											
HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			293,172
TOTAL MARKET OB/XF VALUE			4,057
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			352,229
SOH/AGL Deduction			32,195
ASSESSED VALUE			320,034
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			269,312
TOTAL JUST VALUE			352,229
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			311,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000600	CO ISSUED	0	11/23/2022
22000600	NEW CONSTR	400,406	01/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/1151	1/10/2025	WD	Q	I	01	388,000
GRANTOR: SCOTT JOSHUA						
GRANTEE: ROPER AARON J & KER						
2605/0898	11/29/2022	SW	Q	I	01	377,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SCOTT JOSHUA & LAUR						

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			788.00	5.20	100	2022	2022	3	99	4,057	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W27 PTO=[YR=2022] N7 W10 S7 E10\$ W12 S36	
FOP=[YR=2022] S6 E19 N2 FGR=[YR=2022] E20 N20 W21 S20 E1\$	
W1 N6 W5 S2 W13\$ E13 N2 E5 N14 E21 N20\$ PTR= E10	
FUS=[YR=2022] E39 S20 STR=[YR=2022] S4 W13 N4 E13\$ W13 S4	
E13 S16 W21 N4 W18 N36\$ W10\$.	

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							