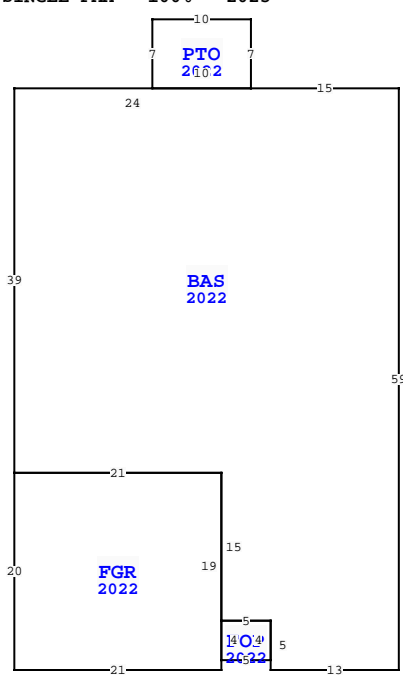


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,856	100	2022
FGR	420	55	2022
FOP	20	30	2022
PTO	70	5	2022
TOTALS	2,366		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,097	106.8200	106.82	224,002	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1856 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		222,882	
TOTAL MARKET OB/XF VALUE		9,846	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		287,728	
SOH/AGL Deduction		4,348	
ASSESSED VALUE		283,380	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		232,658	
TOTAL JUST VALUE		287,728	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,877	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014382	CO ISSUED	0	10/06/2022
21014382	NEW CONSTR	303,734	10/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1215	10/07/2022	SW	Q	I	01	345,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: YEUNG CHI SAN & SYD						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W15 PTO=[YR=2022] N7 W10 S7 E10\$ W24 S39	
FGR=[YR=2022] S20 E21 N1 FOP=[YR=2022] E5 N4 W5 S4\$ N19	
W21\$ E21 S15 E5 S5 E13 N59 \$.	

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	704.00	UT	5.20	5.20	100	2022	2022	3	99	3,624	
2	0462	ST/AL FNC	0	100	156	624.00	SF	10.00	10.00	100	2022	2022	3	95	5,928	
3	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	
TOTAL OB/XF 9,846																

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							