

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	1,861	100	2022
FGR	420	55	2022
FOP	15	30	2022
TOTALS	2,296		

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								
Heated Area: 1861						HX Base Yr					
TOTALS	2,296		2,096	222,776							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			222,776
TOTAL MARKET OB/XF VALUE			28,705
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			306,481
SOH/AGL Deduction			3,432
ASSESSED VALUE			303,049
TOTAL EXEMPTION VALUE	13		303,049
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			306,481
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			296,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2309180	FIBERGLASS POOL	66,000	07/18/2023
21009776	CO ISSUED	0	06/21/2022
21009776	NEW CONSTR	266,727	07/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/1755	6/22/2022	SW	Q	I	01	304,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: PLATTO MATTHEW J

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100
2	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100
4	0462	ST/AL FNC	0	100	78	0	390.00	SF	10.00	10.00	100
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100
6	0866	POOL FIBER	0	100	20	9	180.00	SF	72.00	72.00	100
7	0855	CONC PAVER	0	100	0	0	570.00	SF	10.00	10.00	100

TOTAL OB/XF											
28,705											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2022;ORIG=0,0] W39 S39 E21 S16 E5 S4 E13 N59 \$			
FGR=[YR=2022;ORIG=-39,39] S20 E21 N1 N19 W21 \$			
FOP=[YR=2022;ORIG=-18,58] E5 N3 W5 S3 \$			

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	UT	1.00