



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	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
BAS	2,160	100
FGR	560	55
FOP	55	30
PTO	70	5
TOTALS	2,845	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,488	102.7200	102.72	255,567	2022	2022	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2023												
Heated Area: 2160												
HX Base Yr 2023												
TOTALS	2,845		2,488	254,289								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			254,289
TOTAL MARKET OB/XF VALUE			4,372
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			313,661
SOH/AGL Deduction			6,241
ASSESSED VALUE			307,420
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			256,698
TOTAL JUST VALUE			313,661
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011870	CO ISSUED	0	08/04/2022
21011870	NEW CONSTR	312,096	09/07/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/0102	8/05/2022	SW	Q	I	01	365,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CHASE TAMARA & ZARR						

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
1	0812	CONCRETE C	0 100	0 0	1,104.00	SF	4.00	4.00	100	2022	2022	3 99

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2022] W23 S8 W2 PTO=[YR=2022] N7 W10 S7 E10\$ W14 S60 FOP=[YR=2022] S5 E11 FGR=[YR=2022] S2 E28 N20 W28 S18\$ N5 W11\$ E11 N13 E28 N55\$.						

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