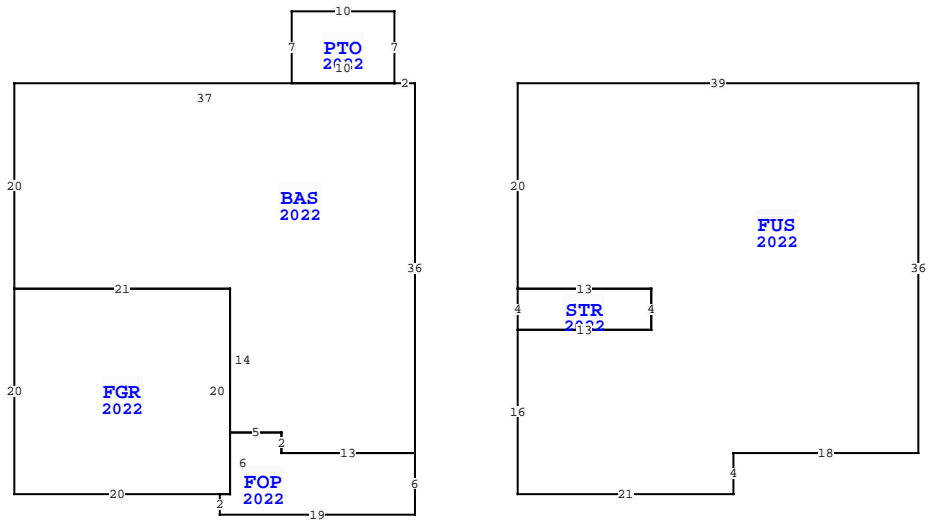


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
0100	01	2,770	105.6000	105.60	292,512	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 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			291,049
TOTAL MARKET OB/XF VALUE			3,609
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			349,658
SOH/AGL Deduction			20,868
ASSESSED VALUE			328,790
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			278,068
TOTAL JUST VALUE			349,658
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013150	CO ISSUED	0	08/26/2022
21013150	NEW CONSTR	352,856	09/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/0521	8/30/2022	SW	Q	I	01	356,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: CASTLE EDMOND WAYNE

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	701.00	SF	5.20	5.20	100	2022	2022	3	99	3,609	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2022] W2 PTO=[YR=2022] N7 W10 S7 E10\$ W37 S20 FGR=[YR=2022] S20 E20 FOP=[YR=2022] S2 E19 N6 W13 N2 W5 S6 W1\$ E1 N20 W21\$ E21 S14 E5 S2 E13 N36\$ PTR= E10 FUS=[YR=2022] E39 S36 W18 S4 W21 N16 STR=[YR=2022] N4 E13 S4 W13\$ E13 N4 W13 N20\$ 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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							