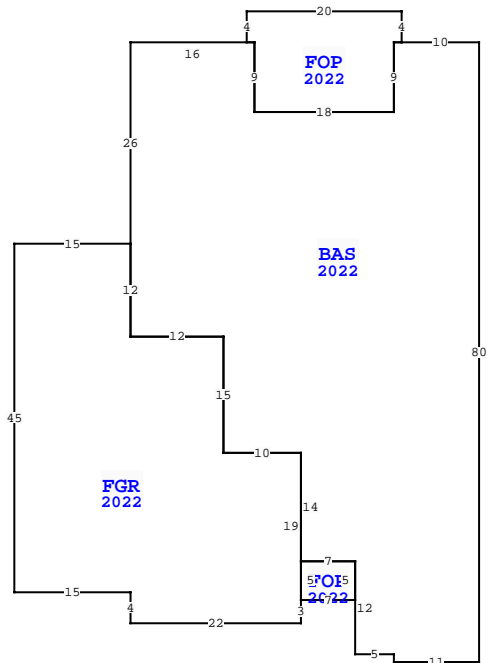




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	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	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,568	100	2022
FGR	1,339	55	2022
FOP	35	30	2022
FOP	242	30	2022
TOTALS	4,184		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,387	112.2400	148.16	501,818	2022	2022	0	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 2568 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			499,309
TOTAL MARKET OB/XF VALUE			56,350
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			630,659
SOH/AGL Deduction			13,457
ASSESSED VALUE			617,202
TOTAL EXEMPTION VALUE	13		617,202
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			630,659
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			607,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008578	POOL	73,875	07/05/2023
22018940	CO ISSUED	0	12/30/2022
22002301	NEW CONSTR	471,011	02/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/1360	12/30/2022	SW	Q	I	01	675,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: POTTER MARCIA ALYSA						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

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	0855	CONC PAVER	0	100	0	1,356.00	UT	10.00	10.00	100	2022	2022	3	99	13,424	
2	0861	POOL GUNIT	0	100	0	338.00	SF	85.00	85.00	100	2024	2023		98	28,155	
3	0855	CONC PAVER	0	100	0	800.00	SF	10.00	10.00	100	2024	2023		100	8,000	
4	0462	ST/AL FNC	0	100	0	600.00	SF	10.00	10.00	100	2024	2023		98	5,880	
5	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2024	2023		99	891	

BUILDING NOTES			
BLD DATE			
LGL DATE			
LAND DATE			
AG DATE			
06/13/2023 MLU			

BUILDING DIMENSIONS			
BAS=[YR=2022] W10 FOP=[YR=2022] N4 W20 S4 E1 S9 E18 N9 E1\$ W1 S9 W18 N9 W16 FGR=[YR=2022] W15 S45 E15 S4 E22 N3 FOP=[YR=2022] E7 N5 W7 S5\$ N19 W10 N15 W12 N12 \$ S12 E12 S15 E10 S14 E7 S12 E5 S1 E11 N80\$.			

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	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								