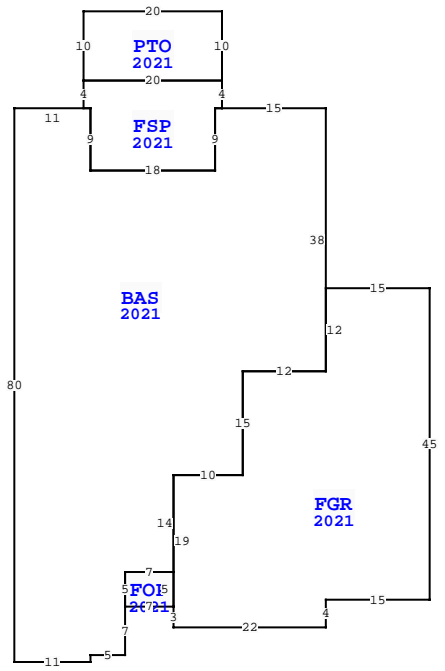


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2021
FGR	1,339	55	2021
FOP	35	30	2021
FSP	242	40	2021
PTO	200	5	2021
TOTALS	4,384		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,421	101.5680	134.07	458,653	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2022 Heated Area: 2568 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			454,066
TOTAL MARKET OB/XF VALUE			7,254
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			536,320
SOH/AGL Deduction			104,069
ASSESSED VALUE			432,251
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			381,529
TOTAL JUST VALUE			536,320
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			514,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012830	NEW CONSTR	387,190	12/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2463/1192	5/19/2021	SW Q	Q I	02	446,100	
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MILLER THOMAS NELSO						
2373/0856	7/02/2020	SW Q	V	05	3,194,300	
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
1	0811	CONCRETE B	0	100	0	1,409.00	SF	5.20	5.20	100	2021

TOTAL OB/XF											
7,254											
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	LT	1.00

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

BUILDING DIMENSIONS											
BAS=[YR=2021] W15 FSP=[YR=2021] N4 PTO=[YR=2021] N10 W20 S10 E20\$ W20 S4 E1 S9 E18 N9 E1\$ W1 S9 W18 N9 W11 S80 E11 N1 E5 N7 FOP=[YR=2021] E7 FGR=[YR=2021] S3 E22 N4 E15 N45 W15 S12 W12 S15 W10 S19\$ N5 W7 S5\$ N5 E7 N14 E10 N15 E12 N38\$.											

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	LT	1.00