

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,237	114.0800	150.59	487,460	2021	2021	0	0	1.00	99.00		
1 SNGL FAM - 100% - 2022 Heated Area: 2428 HX Base Yr 2022													

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

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,428	100	2021	2,428	361,977
FGR	1,191	55	2021	655	97,650
FOP	56	30	2021	17	2,534
FSP	290	40	2021	116	17,293
PTO	96	5	2025	5	745
PTO	330	5	2025	16	2,385
TOTALS	4,391			3,237	482,585

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	0	1,395.00	SF	5.20	5.20	100	2021	2021	3	99	7,181	
2	0912	SCRN RM G	0	100	22	15	330.00	SF	20.00	20.00	100	2025	2024		100	6,600	
3	0855	CONC PAVER	0	100	60	3	180.00	SF	10.00	10.00	100	2025	2024		100	1,800	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		482,585	
TOTAL MARKET OB/XF VALUE		15,581	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		573,166	
SOH/AGL Deduction		116,790	
ASSESSED VALUE		456,376	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		405,654	
TOTAL JUST VALUE		573,166	
NCON VALUE		11,530	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		538,490	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009184	SCREEN ENCLOSURE	21,000	08/07/2024
20010775	NEW CONSTR	363,904	11/05/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/1460	4/29/2021	SW Q	Q	I	01	424,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DAVIS PHYLLIS ANN						
2373/0856	7/02/2020	SW Q	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2021;ORIG=0,0] W16 S4 W29 S12 S25 E6 S3 E15 S16 E6 S9 S2 E18 N71 \$													
FGR=[YR=2021;ORIG=-45,16] W15 S46 E15 S5 E20 E1 N7 N16 W15 N3 W6 N25 \$													
FSP=[YR=2021;ORIG=-16,0] N6 W29 S10 E29 N4 \$													
FOP=[YR=2021;ORIG=-25,67] S2 E7 N9 W6 S7 W1 \$													
PTO=[YR=2025;LABEL=paver pto/ scrn enclsr;ORIG=-60,-6] E15 S10 S12 W15 N22 \$													
PTO=[YR=2025;ORIG=-16,-6] E16 S6 W16 N6 \$													

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							