

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,965	112.8940	149.02	441,844	2021	2021	0	0	0	1.00	99.00		
1 SNGL FAM - 100% - 2022 Heated Area: 2462 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	1,788	100	2021	1,788	263,784
FGR	662	55	2021	364	53,701
FOP	174	30	2021	52	7,672
FSP	200	40	2021	80	11,803
FUS	674	100	2021	674	99,435
STR	70	10	2021	7	1,033
TOTALS	3,568			2,965	437,426

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	0		10.00	100	2021	2021	3	99	15,949	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

TOTAL OB/XF																								
														15,949										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			437,426
TOTAL MARKET OB/XF VALUE			15,949
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			528,375
SOH/AGL Deduction			102,427
ASSESSED VALUE			425,948
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			375,226
TOTAL JUST VALUE			528,375
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			507,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012591	NEW CONSTR	342,173	12/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2487/0451	7/26/2021	SW Q	Q	I	01	408,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: COMPTON STEVEN L &						
2373/0856	7/02/2020	SW Q	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=2021] W15 FSP=[YR=2021] W25 S8 E25 N8\$ S8 W25 S60													
FOP=[YR=2021] S6 E19 N16 W6 S10 W13\$ E13 N10 E6 FGR=[YR=2021]													
E21 N2 E10 N20 W31 S22 \$ N22 E21 N36\$ PTR=E25 FUS=[YR=2021]													
S36 E6 STR=[YR=2021] E7 N10 W7 S10\$ N10 E7 S10 E15 N14 W12													
N22 W16\$ W25\$.													