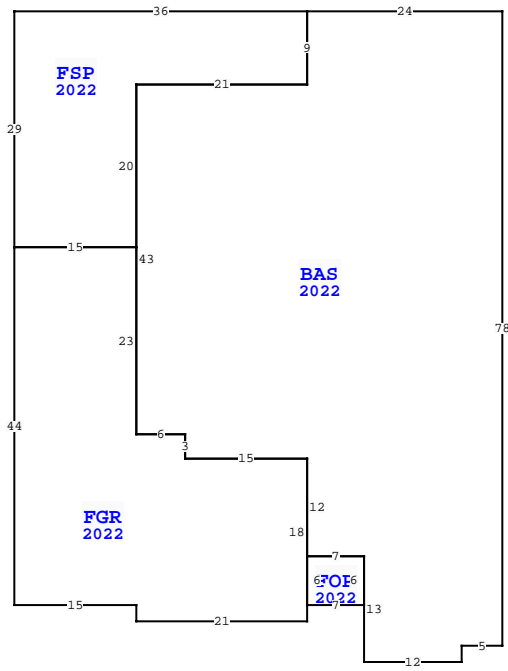


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
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	2,767	100	2022
FGR	1,098	55	2022
FOP	42	30	2022
FSP	624	40	2022
TOTALS	4,531		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,634	107.1900	141.49	514,175	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 2767 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			511,604
TOTAL MARKET OB/XF VALUE			81,628
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			843,232
SOH/AGL Deduction			160,890
ASSESSED VALUE			682,342
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			631,620
TOTAL JUST VALUE			843,232
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			820,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013255	ADDITION	10,980	08/29/2022
22007804	SWIM POOL	102,450	05/19/2022
22002577	CO ISSUED	0	03/25/2022
21002527	NEW CONSTR	434,828	05/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/0505	3/25/2022	SW Q	Q	I	02	566,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CONNELL DAVID C & K						
2373/0856	7/02/2020	SW Q	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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	1,444.00	SF	10.00	10.00	100	2022	2022	3	99	14,296	
2	0912	SCRN RM G	1	100	0	1,200.00	SF	20.00	20.00	100	2024	2023		97	23,280	
3	0861	POOL GUNIT	1	100	0	434.00	SF	85.00	85.00	100	2024	2023		98	36,152	
4	0855	CONC PAVER	1	100	0	790.00	SF	10.00	10.00	100	2024	2023		100	7,900	

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.25	200,000.00	250,000.00	250,000							