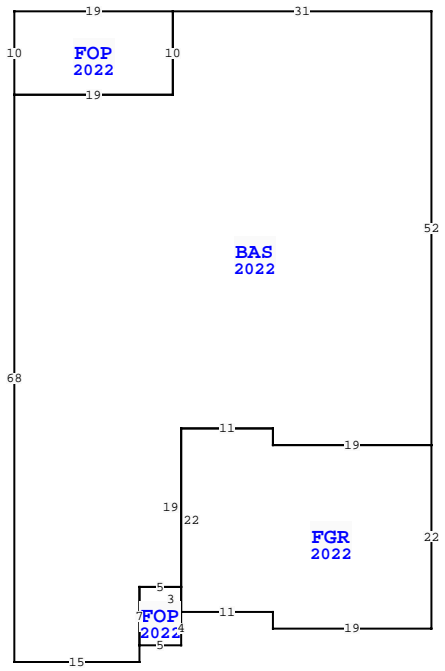


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	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	2,863	100	2022
FGR	660	55	2022
FOP	35	30	2022
FOP	190	30	2022
TOTALS	3,748		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,293	112.2400	148.16	487,891	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 2863 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			485,452
TOTAL MARKET OB/XF VALUE			99,285
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			834,737
SOH/AGL Deduction			159,031
ASSESSED VALUE			675,706
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			624,984
TOTAL JUST VALUE			834,737
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			813,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000463	SCRN ENCL	15,300	02/01/2023
23000773	SWIM POOL	139,425	01/19/2023
22017929	CO ISSUED	0	12/07/2022
22001159	NEW CONSTR	470,954	01/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0505	12/09/2022	SW	Q	I	01	800,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LYNN JIMMY DOUGLAS						
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	1,200.00	SF	10.00	10.00	100	2022	2022	3	99	11,880	
2	0912	SCRN RM G	0	100	50	34	SF	20.00	20.00	100	2024	2023		97	32,980	
3	0861	POOL GUNIT	0	100	0	0	SF	85.00	85.00	100	2024	2023		98	37,235	
4	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2024	2023		100	8,130	
5	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2024	2023		100	7,120	
6	0871	POOL HTR R	0	100	0	0	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

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							