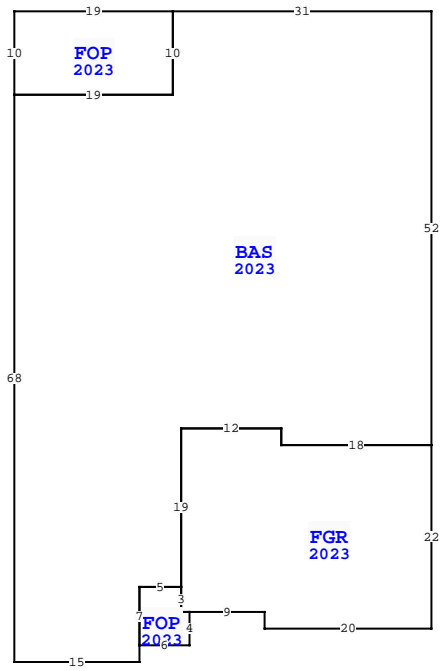


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	2,861	100	2023
FGR	664	55	2023
FOP	39	30	2023
FOP	190	30	2023
TOTALS	3,754		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,295	104.1440	137.47	452,964	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 0% - 2024 Heated Area: 2861 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			452,964
TOTAL MARKET OB/XF VALUE			57,410
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			710,374
SOH/AGL Deduction			0
ASSESSED VALUE			710,374
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			710,374
TOTAL JUST VALUE			710,374
NCON VALUE			43,160
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			632,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009882	POOL	52,995	08/01/2023
230006191	CO		05/12/2023
21015684	NEW CONSTR	470,954	11/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/1613	5/17/2023	SW	Q	I	01	726,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MISCIASCI LUC G & K						
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	0	0	1,425.00	SF	10.00	10.00	100	2023	2023		100	14,250	
2	0861	POOL GUNIT	0	0	28	336.00	SF	85.00	85.00	100	2025	2024		100	28,560	
3	0855	CONC PAVER	0	0	50	500.00	SF	10.00	10.00	100	2025	2024		100	5,000	
4	0462	ST/AL FNC	0	0	225	900.00	SF	10.00	10.00	100	2025	2024		100	9,000	
5	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=90,10] W31 S10 W19 S68 E15 N2 N7 E5 N19 E12 S2 E18 N52 \$	
FOP=[YR=2023;ORIG=40,10] E19 S10 W19 N10 \$	
FGR=[YR=2023;ORIG=60,60] E12 S2 E18 S22 W20 N2 W9 W1 N3 N19 \$	
FOP=[YR=2023;ORIG=55,79] E5 S3 E1 S4 W6 N7 \$	