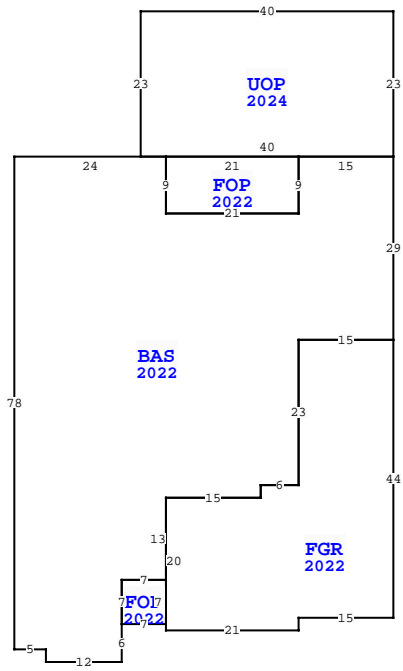


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	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	3,187	100	2022
FGR	1,113	55	2022
FOP	49	30	2022
FOP	189	30	2022
UOP	920	20	2024
TOTALS	5,458		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,055	108.2400	142.88	579,378	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 0% - 2023 Heated Area: 3187 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			576,481
TOTAL MARKET OB/XF VALUE			32,063
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			808,544
SOH/AGL Deduction			17,283
ASSESSED VALUE			791,261
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			791,261
TOTAL JUST VALUE			808,544
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			781,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011101	12X12 SCR N ENCL	38,500	08/31/2023
22017782	CO ISSUED	0	12/02/2022
21010988	RICHMOND	548,862	10/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/1897	12/06/2022	SW	Q	I	01	798,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HAYWOOD CHRISTOPHER						
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	1,272.00	SF	10.00	10.00	100	2022	2022	3	99	12,593	
2	0462	ST/AL FNC	0	0	0	1,104.00	SF	10.00	10.00	100	2024	2023		98	10,819	
3	0463	FENCE GATE	0	0	0	3.00	UT	300.00	300.00	100	2024	2023		99	891	
4	0912	SCRN RM G	0	0	20	400.00	SF	20.00	20.00	100	2024	2023		97	7,760	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/17/2024	MLU

LAND DESCRIPTION												TOTAL OB/XF												32,063				
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											