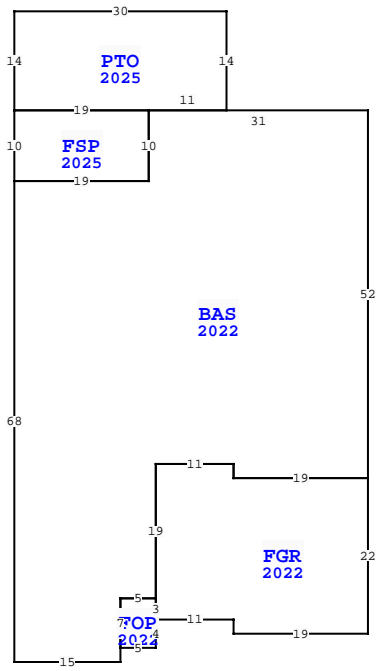




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	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
FSP	190	40	2025
PTO	420	5	2025
TOTALS	4,168		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,333	112.2400	148.16	493,817	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	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	491,348		
TOTAL MARKET OB/XF VALUE	26,514		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	717,862		
SOH/AGL Deduction	112,729		
ASSESSED VALUE	605,133		
TOTAL EXEMPTION VALUE	55,722		
BASE TAXABLE VALUE	549,411		
TOTAL JUST VALUE	717,862		
NCON VALUE	5,897		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	688,928		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015081	CO ISSUED	0	10/10/2022
21009544	NEW CONSTR	470,954	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1012	12/08/2022	SW	Q	I	01	700,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCCORMACK RICHARD C						
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	1,234.00	UF	10.00	10.00	100	2022	2022	3	99	12,217	
2	0462	ST/AL FNC	0	100	0	1,368.00	SF	10.00	10.00	100	2024	2023		98	13,406	
3	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2024	2023		99	891	

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

BUILDING NOTES	
BAS=[YR=2022;ORIG=0,0] W31 S10 W19 S68 E15 N2 N7 E5 N19 E11 S2 E19 N52 \$	
FGR=[YR=2022;ORIG=-30,72] E11 S2 E19 N22 W19 N2 W11 S19 S3 \$	
FSP=[YR=2025;ORIG=-31,0] W19 S10 E19 N10 \$	
FOP=[YR=2022;ORIG=-35,76] E5 N4 N3 W5 S7 \$	
PTO=[YR=2025;ORIG=-50,0] E19 E11 N14 W30 S14 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 26,514																								
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	1.00	200,000.00	200,000.00	200,000							