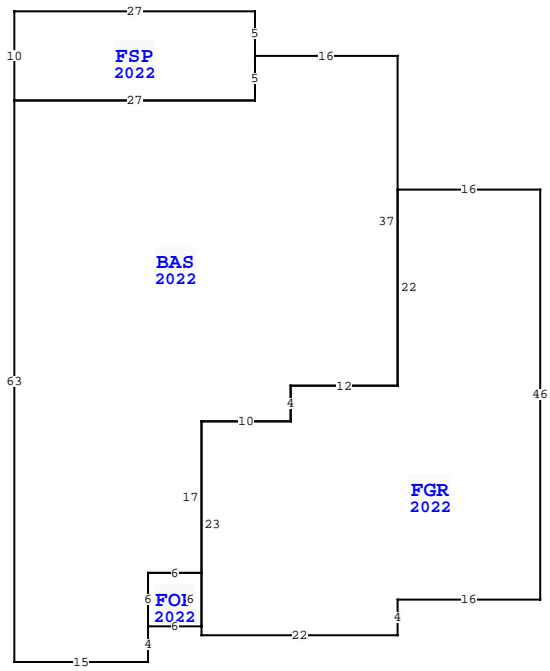


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,087	100	2022
FGR	1,312	55	2022
FOP	36	30	2022
FSP	270	40	2022
TOTALS	3,705		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,928	105.6560	139.47	408,368	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 2087 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			406,326
TOTAL MARKET OB/XF VALUE			14,881
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			496,207
SOH/AGL Deduction			11,053
ASSESSED VALUE			485,154
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			434,432
TOTAL JUST VALUE			496,207
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			476,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017383	CO ISSUED	0	11/23/2022
21007692	NEW CONSTR	351,625	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2605/0529	11/23/2022	SW Q	Q I	01	586,200	
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KRANZ RICHARD ALLEN						
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	0811	CONCRETE B	0	100	0	1,241.00	UT	5.20	5.20	100	2022	2022	3	99	6,389	
2	0462	ST/AL FNC	0	100	0	832.00	SF	10.00	10.00	100	2022	2022	3	95	7,904	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W16 FSP=[YR=2022] N5 W27 S10 E27 N5\$ S5 W27 S63 E15 N4 FOP=[YR=2022] E6 FGR=[YR=2022] S1 E22 N4 E16 N46 W16 S22 W12 S4 W10 S23 \$ N6 W6 S6\$ N6 E6 N17 E10 N4 E12 N37\$.	

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									