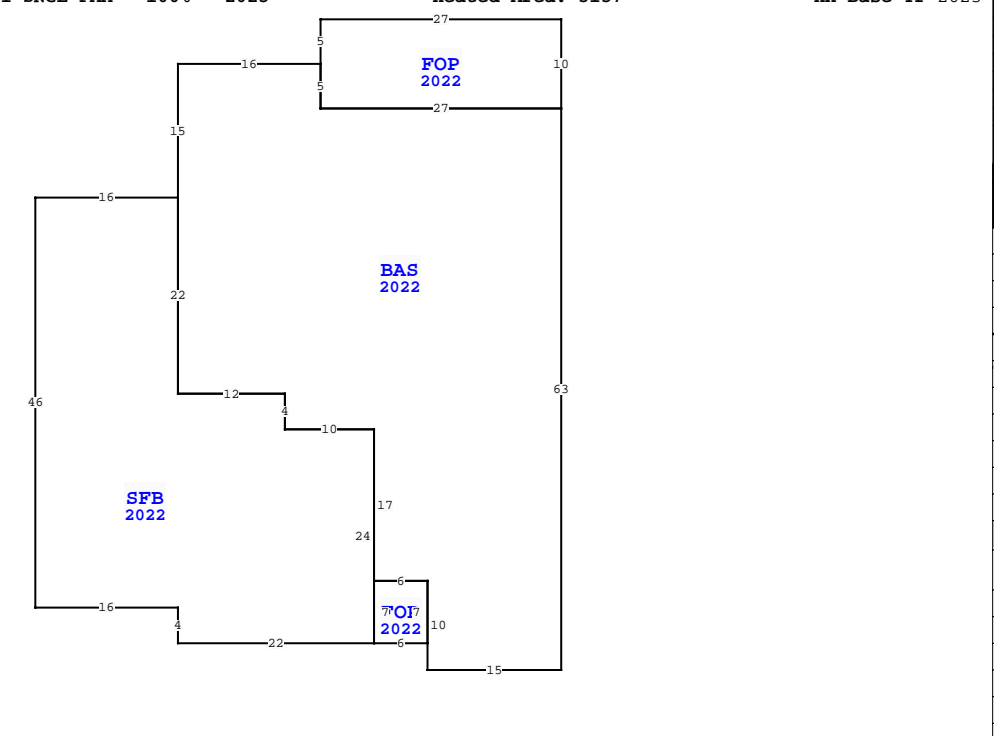


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,231	101.2000	133.58	431,597	2022	2022	0	0	0.50	99.50

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		429,439		
TOTAL MARKET OB/XF VALUE		17,143		
TOTAL LAND VALUE - MARKET		75,000		
TOTAL MARKET VALUE		521,582		
SOH/AGL Deduction		11,731		
ASSESSED VALUE		509,851		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		459,129		
TOTAL JUST VALUE		521,582		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		501,253		



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100	2022	2,087	277,387
FOP	42	30	2022	13	1,728
FOP	270	30	2022	81	10,766
SFB	1,312	80	2022	1,050	139,558
TOTALS	3,711			3,231	429,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006311	CO ISSUED	0	03/25/2022
21006311	NEW CONSTR	351,625	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2553/0569	3/29/2022	SW Q	Q I	02	451,100	

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	1,267.00	UT	5.20	5.20	100	2022	2022	3	99	6,523	
2	0462	ST/AL FNC	0	100	0	1,056.00	SF	10.00	10.00	100	2022	2022	3	95	10,032	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

BUILDING NOTES				
GRANTOR: RICHMOND AMERICAN HOM				
GRANTEE: WILLIAMS CAMERON CH				
2464/0053	5/21/2021	SW Q	V	05
GRANTOR: AW VENTURE II LLC				
GRANTEE: RICHMOND AMERICAN H				

BUILDING DIMENSIONS
FOP=[YR=2022] W27 S5 BAS=[YR=2022] W16 S15 SFB=[YR=2022] W16 S46 E16 S4 E22 FOP=[YR=2022] E6 N7 W6 S7\$ N24 W10 N4 W12 N22\$ S22 E12 S4 E10 S17 E6 S10 E15 N63 W27 N5\$ S5 E27 N10\$.

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									