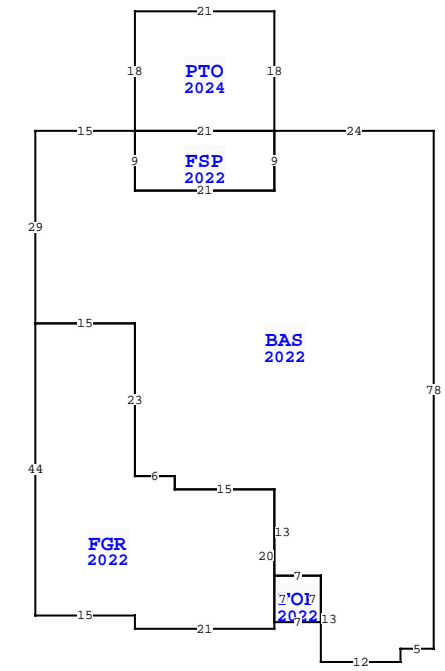


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	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
FSP	189	40	2022
PTO	378	5	2024
TOTALS	4,916		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,909	100.4400	132.58	518,255	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 3187 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		515,664
TOTAL MARKET OB/XF VALUE		14,545
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		605,209
SOH/AGL Deduction		16,027
ASSESSED VALUE		589,182
TOTAL EXEMPTION VALUE	13	589,182
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		605,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008760	21X18 SCR N ENCL	12,564	07/10/2023
22002925	CO ISSUED	0	02/23/2022
21004002	NEW CONSTR	481,440	05/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/1141	2/23/2022	SW	Q	I	02	602,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SMITH HOLLY LYNN &						
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	1,401.00	SF	5.20	5.20	100	2022	2022	3	99	7,212	
2	0912	SCRN RM G	0	100	21	378.00	SF	20.00	20.00	100	2024	2023		97	7,333	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2022;ORIG=0,0] W24 S9 W21 N9 W15 S29 E15 S23 E6 S2 E15 S13 E7 S13 E12 N2 E5 N78 \$			
FGR=[YR=2022;ORIG=-60,29] S44 E15 S2 E21 N1 N20 W15 N2 W6 N23 W15 \$			
FSP=[YR=2022;ORIG=-24,0] W21 S9 E21 N9 \$			
FOP=[YR=2022;ORIG=-24,74] E7 N7 W7 S7 \$			
PTO=[YR=2024;ORIG=-45,0] E21 N18 W21 S18 \$			

LAND DESCRIPTION																								
TOTAL OB/XF 14,545																								
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							