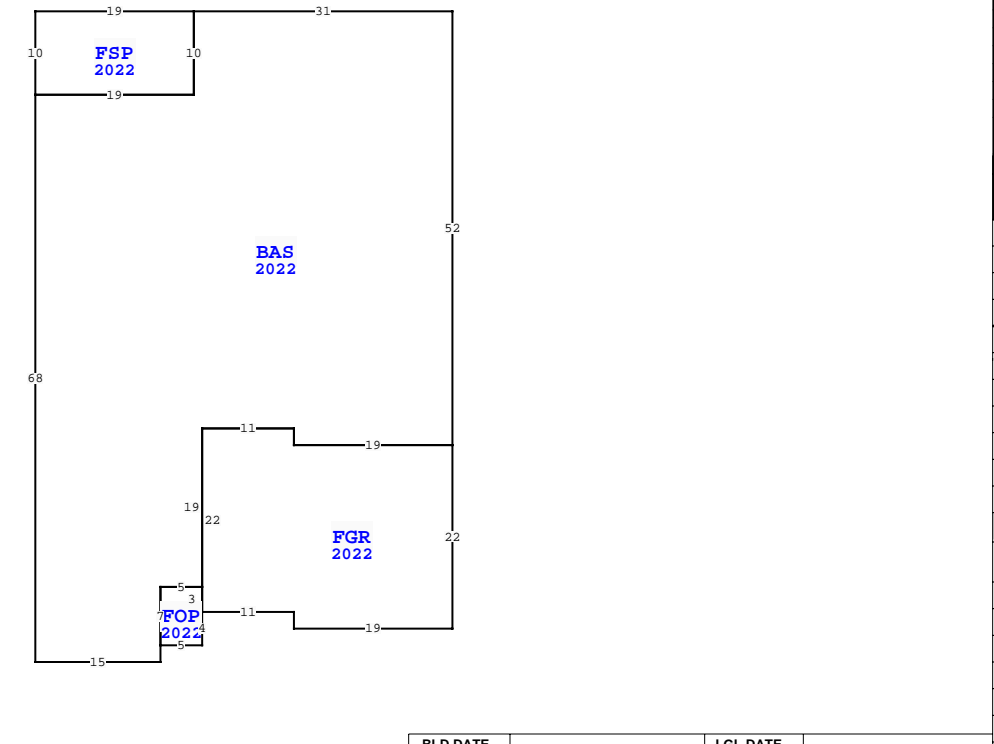


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,312	112.2400	148.16	490,706	2022	2022	0	0	0	0.50	99.50



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	2,863	100	2022	2,863	422,061
FGR	660	55	2022	363	53,513
FOP	35	30	2022	10	1,475
FSP	190	40	2022	76	11,204
TOTALS	3,748			3,312	488,252

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			488,252
TOTAL MARKET OB/XF VALUE			86,859
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			650,111
SOH/AGL Deduction			10,697
ASSESSED VALUE			639,414
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			583,692
TOTAL JUST VALUE			650,111
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			628,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017241	ADDITION	18,275	11/21/2022
22013032	SWIM POOL	75,000	08/24/2022
22011508	CO ISSUED	0	07/27/2022
22011508	CO ISSUED	0	07/27/2022
21011985	NEW CONSTR	413,492	09/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/0081	7/28/2022	SW	Q	I	01	602,700

GRANTOR: RICHMOND AMERICAN HOM
GRANTEE: CASALA EDWARD LOUIS

2464/0053	5/21/2021	SW	Q	V	05	5,279,000
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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	0		1,006.00	SF 10.00	100	2022	2022	3	99	9,959	
2	0462	ST/AL FNC	0	100	0	0		864.00	SF 10.00	100	2022	2022	3	95	8,208	
3	0463	FENCE GATE	0	100	0	0		3.00	UT 300.00	100	2022	2022	3	98	882	
4	0912	SCRN RM G	1	100	0	0		1,140.00	SF 20.00	100	2024	2023		97	22,116	
5	0861	POOL GUNIT	1	100	0	0		468.00	SF 85.00	100	2024	2023		98	38,984	
6	0855	CONC PAVER	1	100	0	0		671.00	SF 10.00	100	2024	2023		100	6,710	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W31 FSP=[YR=2022] W19 S10 E19 N10\$ S10 W19 S68 E15 N2 FOP=[YR=2022] E5 N4 FGR=[YR=2022] E11 S2 E19 N22 W19 N2 W11 S22\$ N3 W5 S7\$ N7 E5 N19 E11 S2 E19 N52\$.	

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							