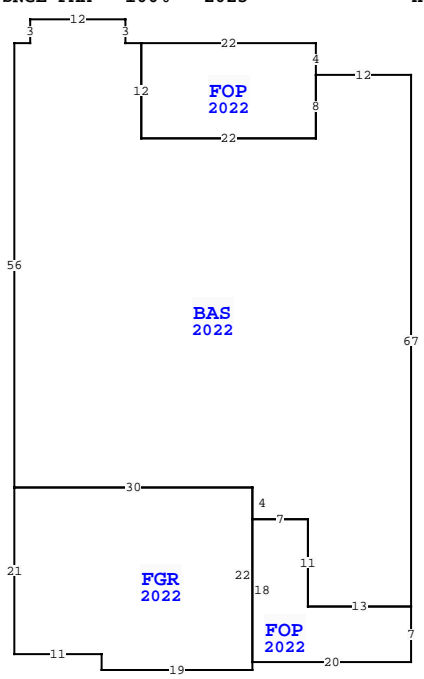


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,747	100	2022
FGR	668	55	2022
FOP	217	30	2022
FOP	264	30	2022
TOTALS	3,896		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,258	126.0078	166.33	541,903	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023										Heated Area: 2747	
										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			539,193
TOTAL MARKET OB/XF VALUE			5,246
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			744,439
SOH/AGL Deduction			138,599
ASSESSED VALUE			605,840
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			555,118
TOTAL JUST VALUE			744,439
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			718,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012832	CO ISSUED	0	08/22/2022
21009721	NEW CONSTR	458,794	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2590/0918	8/26/2022	WD Q	Q	I	01	607,100
GRANTOR: RIVERSIDE HOMES OF						
GRANTEE: PRUS ARKADIUSZ & EW						
2457/1754	4/30/2021	SW Q	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

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	1,019.00	SF	5.20	5.20	100	2022	2022	3	99	5,246	

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

BUILDING NOTES	
BAS=[YR=2022] W12 FOP=[YR=2022] N4 W22 S12 E22 N8\$ S8 W22 N12 W2 N3 W12 S3 W2 S56 FGR=[YR=2022] S21 E11 S2 E19 N1 FOP=[YR=2022] E20 N7 W13 N11 W7 S18\$ N22 W30\$ E30 S4 E7 S11 E13 N67\$.	

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	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							