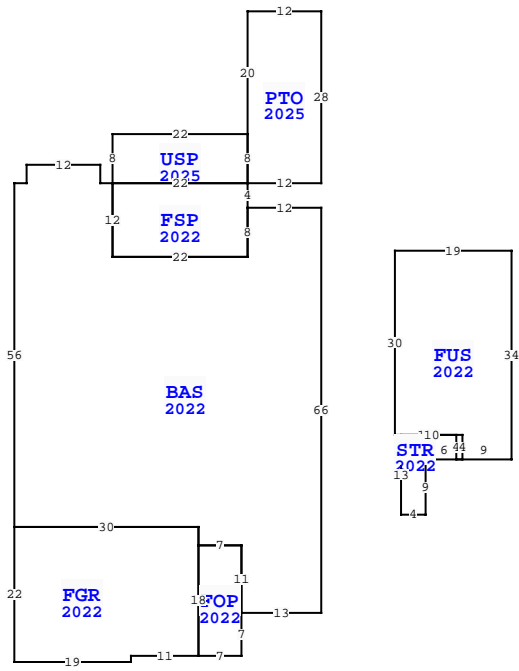




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	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	2,727	100	2022
FGR	649	55	2022
FOP	126	30	2022
FSP	264	40	2022
FUS	606	100	2022
PTO	336	5	2025
STR	76	10	2022
USP	176	30	2025
TOTALS	4,960		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,912	116.9550	154.38	603,935	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2024										Heated Area: 3333	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE		600,915	
TOTAL MARKET OB/XF VALUE		48,839	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		849,754	
SOH/AGL Deduction		10,186	
ASSESSED VALUE		839,568	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		788,846	
TOTAL JUST VALUE		849,754	
NCON VALUE		52,288	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		765,092	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001090	PARTIAL INSULATED	26,233	01/29/2024
SP230015773	FIBERGLASS SWIMMI	30,869	12/11/2023
23000321	CO ISSUED	0	01/09/2023
21017175	NEW CONSTR	543,365	12/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1804	1/11/2023	WD Q	Q	I	01	848,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: DEAMER MICHAEL R &						
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		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L
1	0811	CONCRETE B	0	100	0
2	0504	FP-ELECTRI	0	100	0
3	0855	CONC PAVER	0	100	110
4	0912	SCRN RM G	0	100	0
5	0866	POOL FIBER	0	100	8
6	0871	POOL HTR R	0	100	0
7	0857	SANDSTONE/	0	100	0
8	1134	LANDSCP BL	0	100	144

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,034.00	SF	5.20	5.20	100	2022	2022	3	99	5,323	
1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
440.00	SF	10.00	10.00	100	2025	2024		100	4,400	
852.00	SF	20.00	20.00	100	2025	2024		100	17,040	
72.00	SF	72.00	72.00	100	2025	2024		100	5,184	
1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
780.00	SF	16.00	16.00	100	2025	2024		100	12,480	
144.00	SF	3.00	3.00	100	2025	2024		100	432	
TOTAL OB/XF										48,839

BUILDING NOTES	
BAS=[YR=2022;ORIG=0,0] W12 S8 W22 N12 W2 N3 W12 S3 W2 S56 E30 S3 E7 S11 E13 N66 \$	
FGR=[YR=2022;ORIG=-50,52] S22 E19 N1 E11 N18 N3 W30 \$	
FUS=[YR=2022;ORIG=12,7] S30 E10 S4 E9 N34 W19 \$	
PTO=[YR=2025;LABEL=sandstone patio;ORIG=-12,-32] E12 S28 W12 N8 N20 \$	
FSP=[YR=2022;ORIG=-12,0] N4 W22 S12 E22 N8 \$	
USP=[YR=2025;ORIG=-34,-4] E22 N8 W22 S8 \$	
POP=[YR=2022;ORIG=-20,73] E7 N7 N11 W7 S18 \$	
STR=[YR=2022;ORIG=13,37] S13 E4 N9 E6 N4 W10 \$	

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	DPTH 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							