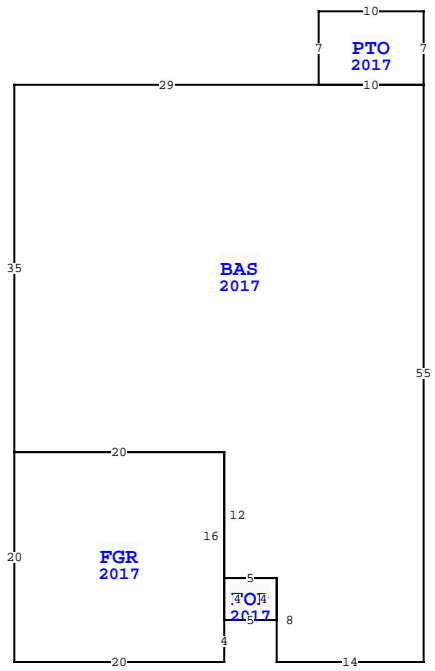


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
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	4144.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,705	100	2017
FGR	400	55	2017
FOP	20	30	2017
PTO	70	5	2017
TOTALS	2,195		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
SINGLE FAM - 100% - 2018			Heated Area: 1705			HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	198,469		
TOTAL MARKET OB/XF VALUE	9,116		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	292,585		
SOH/AGL Deduction	123,841		
ASSESSED VALUE	168,744		
TOTAL EXEMPTION VALUE	VX HX HB 55,722		
BASE TAXABLE VALUE	113,022		
TOTAL JUST VALUE	292,585		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	283,304		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP159959	CO ISSUED	0	01/26/2017
B1632364	NEW CONSTR	211,832	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2098/0398	1/30/2017	WD Q	Q	I	01	178,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: HALPRIN MICHAEL R J						
2036/0632	3/24/2016	SW Q	Q	V	05	477,100
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC JACK						

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	0	561.00	SF	5.20	5.20	100	2017	2017	3	96	2,801	
2	0810	CONCRETE A	0	100	0	0	38.00	SF	6.50	6.50	100	2017	2017	3	96	237	
3	0462	ST/AL FNC	0	100	50	0	200.00	SF	10.00	10.00	100	2018	2018	3	84	1,680	
4	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2018	2018	3	92	4,122	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2017] W10 S7 BAS=[YR=2017] W29 S35 FGR=[YR=2017] S20 E20 N4 FOP=[YR=2017] E5 N4 W5 S4\$ N16 W20\$ E20 S12 E5 S8 E14 N55 W10\$ E10 N7\$.	

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							