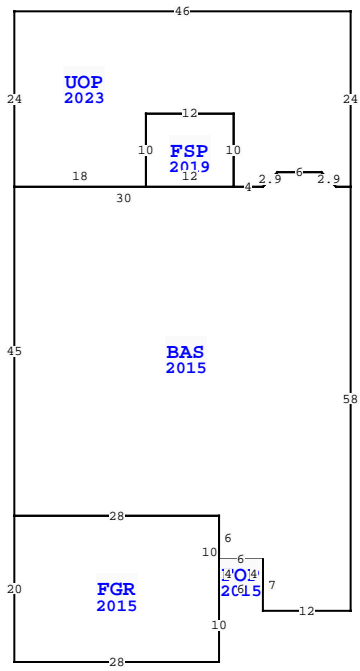


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	4144.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,278	100	2015
FGR	560	55	2015
FOP	24	30	2015
FSP	120	40	2019
UOP	968	20	2023
TOTALS	3,950		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,835	111.4560	111.46	315,989	2015	2015	0	0	4.15	95.85
1 SINGLE FAM - 100% - 2016 Heated Area: 2278 HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		302,875
TOTAL MARKET OB/XF VALUE		28,496
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		416,371
SOH/AGL Deduction		156,506
ASSESSED VALUE		259,865
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		204,143
TOTAL JUST VALUE		416,371
NCON VALUE		40,045
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006872	NEW INGROUN SWIM	70,750	06/10/2024
B1529953	NEW CONSTR	273,413	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1993/1261	7/23/2015	SW	Q	I	01	261,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: COX THOMAS & MYRA						
1958/0374	1/15/2015	SW	Q	V	05	643,000
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	1,371.00	SF	5.20	5.20	100	2015	2015	3	95	6,773	
2	0476	VF 6 SBPL	0	100	0	75.00	LF	32.00	32.00	100	2016	2016	3	89	2,136	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
4	0855	CONC PAVER	0	100	0	232.00	SF	10.00	10.00	100	2025	2024		100	2,320	
5	0861	POOL GUNIT	0	100	0	200.00	SF	85.00	85.00	100	2025	2024		100	17,000	

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

BUILDING NOTES	
BAS=[YR=2015;ORIG=0,0] W2 U2L2 W6 D2L2 W4 W30 S45 E28 S6 E6 S7 E12 N58 \$	
UOP=[YR=2023;ORIG=-46,0] E18 N10 E12 S10 E4 U2R2 E6 D2R2 E2 N24 W46 S24 \$	
FGR=[YR=2015;ORIG=-46,45] S20 E28 N10 N10 W28 \$	
FSP=[YR=2019;ORIG=-16,0] N10 W12 S10 E12 \$	
FOP=[YR=2015;ORIG=-18,55] E6 N4 W6 S4 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 28,496																								
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							