

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	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4089.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,266	100	2019
FGR	414	55	2019
FOP	72	30	2019
FOP	120	30	2019
FUS	995	100	2019
STR	77	10	2019
TOTALS	2,944		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 50%	- 2021								
Heated Area: 2261						HX Base Yr 2021					
BLD DATE	03/03/2023		NW	LGL DATE	05/17/2023		MLU				
XF DATE				LAND DATE							
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	308,030		
TOTAL MARKET OB/XF VALUE	4,123		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	387,153		
SOH/AGL Deduction	62,774		
ASSESSED VALUE	324,379		
TOTAL EXEMPTION VALUE	HA HAB	50,722	
BASE TAXABLE VALUE	273,657		
TOTAL JUST VALUE	387,153		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	373,290		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904811	CO ISSUED	0	11/22/2019
B1904811	NEW CONSTR	299,147	05/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/1395	12/27/2019	SW	Q	I	01	285,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KORNAK JOSEPH M & V						
2272/1964	5/02/2019	WD	Q	V	05	285,000
GRANTOR: NASSAU PARTNERS 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	0810	CONCRETE A	0	50	10	3		6.50	100	2019	2019	3	97	189	
2	0811	CONCRETE B	0	50	0	0		5.20	100	2019	2019	3	97	3,934	

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>FOP=[YR=2019] W12 S10 BAS=[YR=2019] W26 S40 E6 FOP=[YR=2019] S6 E12 FGR=[YR=2019] S2 E20 N22 W7 S2 W13 S18\$ N6 W12\$ E12 N12 E13 N2 E7 N26 W12\$ E12 N10\$ PTR= E15 FUS=[YR=2019] E38 S32 W20 N8 W7 STR=[YR=2019] W11 N7 E11 S7\$ N7 W11 N17\$ W15\$.</p>	

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	50		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							