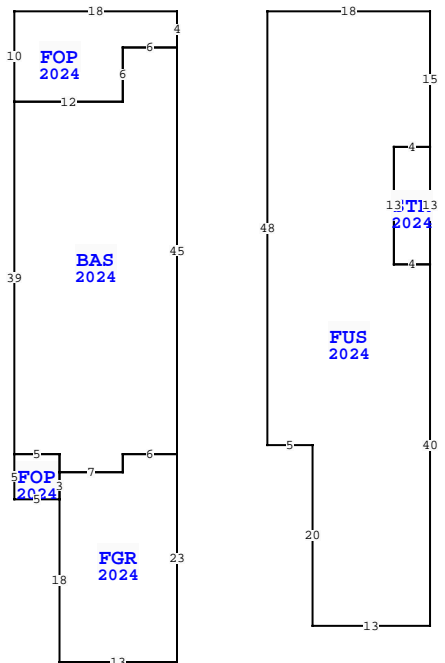


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Roof Cover	12	MODULAR MT 0
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4095.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	752	100
FGR	285	55
FOP	25	30
FOP	144	30
FUS	1,072	100
STR	52	10
TOTALS	2,330	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2024								
Heated Area: 1824										HX Base Yr 2024	



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,585
TOTAL MARKET OB/XF VALUE		2,477
TOTAL LAND VALUE - MARKET		42,500
TOTAL MARKET VALUE		266,562
SOH/AGL Deduction		7
ASSESSED VALUE		266,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,833
TOTAL JUST VALUE		266,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017985	NEW CONSTR	322,377	12/07/2022
220004856		322,377	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2688/427	12/28/2023	WD Q	Q	I	02	300,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: WHITE CYNTHIA GRAHA

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=70,10] W6 S6 W12 S39 E5 S2 E7 N2 E6 N45 \$	
FOP=[YR=2024;ORIG=70,6] W18 S10 E12 N6 E6 N4 \$	
FGR=[YR=2024;ORIG=57,57] E7 N2 E6 S23 W13 N18 N3 \$	
POP=[YR=2024;ORIG=52,55] E5 S2 S3 W5 N5 \$	
FUS=[YR=2024;ORIG=80,6] E18 S15 W4 S13 E4 S40 W13 N20 W5 N48 \$	
STR=[YR=2024;ORIG=98,21] W4 S13 E4 N13 \$	

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	100	0	0			6.50	100	2024	2023		100	2,477	

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	000310	C	TOWNHOUSE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	42,500.00	42,500.00	42,500							