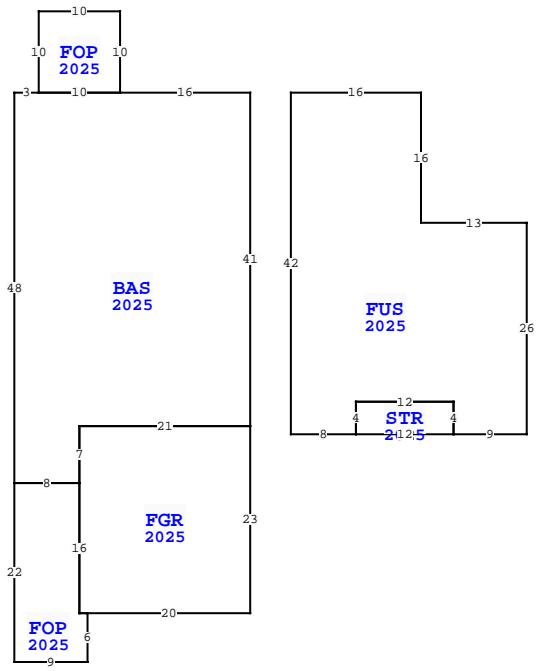


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4095.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,245	100	2025
FGR	483	55	2025
FOP	100	30	2025
FOP	182	30	2025
FUS	962	100	2025
STR	48	10	2025
TOTALS	3,020		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2025								
Heated Area: 2207						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		279,008	
TOTAL MARKET OB/XF VALUE		4,778	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		368,786	
SOH/AGL Deduction		19,000	
ASSESSED VALUE		349,786	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		349,786	
TOTAL JUST VALUE		368,786	
NCON VALUE		283,786	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012549	CO		11/07/2024
B230015043	H2216 G462	405,991	11/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2762/1299	1/15/2025	WD	Q	I	01	410,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: MORRISON CARTER BRY

BUILDING DIMENSIONS														
BAS=[YR=2025;ORIG=10,10] E3 E10 E16 S41 W21 S7 W8 N48 \$														
FOP=[YR=2025;ORIG=13,10] E10 N10 W10 S10 \$														
FGR=[YR=2025;ORIG=18,51] E21 S23 W20 W1 N16 N7 \$														
POP=[YR=2025;ORIG=18,58] W8 S22 E9 N6 W1 N16 \$														
FUS=[YR=2025;ORIG=44,10] E16 S16 E13 S26 W9 N4 W12 S4 W8 N42 \$														
STR=[YR=2025;ORIG=52,48] E12 S4 W12 N4 \$														

BUILDING NOTES														

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	0	0	735.00	SF	6.50	6.50	100	2025	2024		100	4,778	

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH 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	0		PUD	0.00	0.00	1.00	LT	1.00	1.00	1.00	85,000.00	85,000.00	85,000							