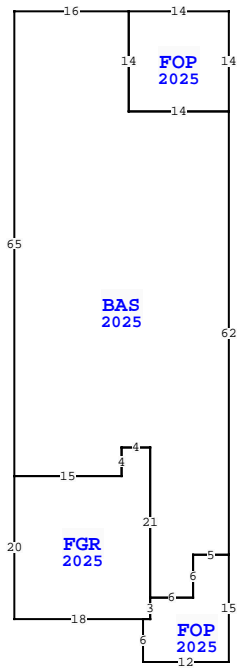




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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	1,895	100	2025
FGR	396	55	2025
FOP	135	30	2025
FOP	196	30	2025
TOTALS	2,622		

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%	- 2025								
					Heated Area: 1895		HX Base Yr 2025				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		248,098	
TOTAL MARKET OB/XF VALUE		9,629	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		342,727	
SOH/AGL Deduction		0	
ASSESSED VALUE		342,727	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		292,005	
TOTAL JUST VALUE		342,727	
NCON VALUE		257,727	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003591	NSFR 2 STORY H-24	395,040	03/28/2024
B230007853	HTDF 2473 FGR 397	395,040	06/20/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/1444	3/27/2024	WD Q	Q	I	01	384,000

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: MINETT WALTER & FLO

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			741.00	SF	6.50	2024		100	4,817	
2	0476	VF 6 SBPL	0	100	0	0			132.00	LF	32.00	2024		100	4,224	
3	0475	VF 4 SBPL	0	100	0	0			42.00	LF	14.00	2024		100	588	

TOTAL OB/XF										9,629						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2025;ORIG=10,10] E16 S14 E14 S62 W5 S6 W6 N21 W4 S4 W15 N65 \$									
FGR=[YR=2025;ORIG=29,71] W4 S4 W15 S20 E18 E1 N3 N21 \$									
FOP=[YR=2025;ORIG=29,92] E6 N6 E5 S15 W12 N6 E1 N3 \$									
FOP=[YR=2025;ORIG=26,24] E14 N14 W14 S14 \$									

LAND DESCRIPTION										TOTAL OB/XF										9,629						
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									