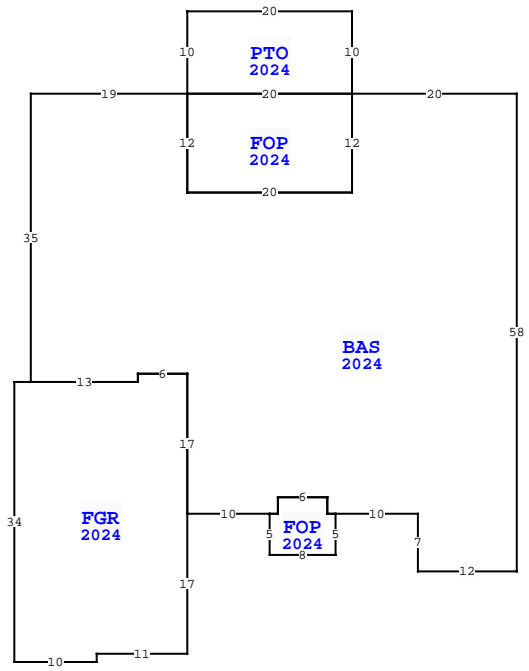




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		1	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,531	100	2024
FGR	709	55	2024
FOP	52	30	2024
FOP	240	30	2024
PTO	200	5	2024
TOTALS	3,732		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,019	121.5412	160.43	484,338	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024 Heated Area: 2531 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		484,338	
TOTAL MARKET OB/XF VALUE		13,161	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		582,499	
SOH/AGL Deduction		14,658	
ASSESSED VALUE		567,841	
TOTAL EXEMPTION VALUE	HX HB VX	55,722	
BASE TAXABLE VALUE		512,119	
TOTAL JUST VALUE		582,499	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		551,838	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010501	CO ISSUED		08/16/2023
22012230	NEW CONSTR	412,795	08/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2665/1168	8/16/2023	WD Q	Q	I	01	678,900

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: COLON MICHAEL W & D

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	0		5.20	5.20	100	2024	2023		100	13,161	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2024;ORIG=71,10] W20 S12 W20 N12 W19 S35 E13 N1 E6 S17 E10 E1 N2 E6 S2 E1 E10 S7 E12 N58 \$														
FGR=[YR=2024;ORIG=10,45] E2 E13 N1 E6 S17 S17 W11 S1 W10 N34 \$														
FOP=[YR=2024;ORIG=51,10] W20 S12 E20 N12 \$														
FOP=[YR=2024;ORIG=48,59] W6 S2 W1 S5 E8 N5 W1 N2 \$														
PTO=[YR=2024;ORIG=31,10] E20 N10 W20 S10 \$														

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	100		OR	229.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							