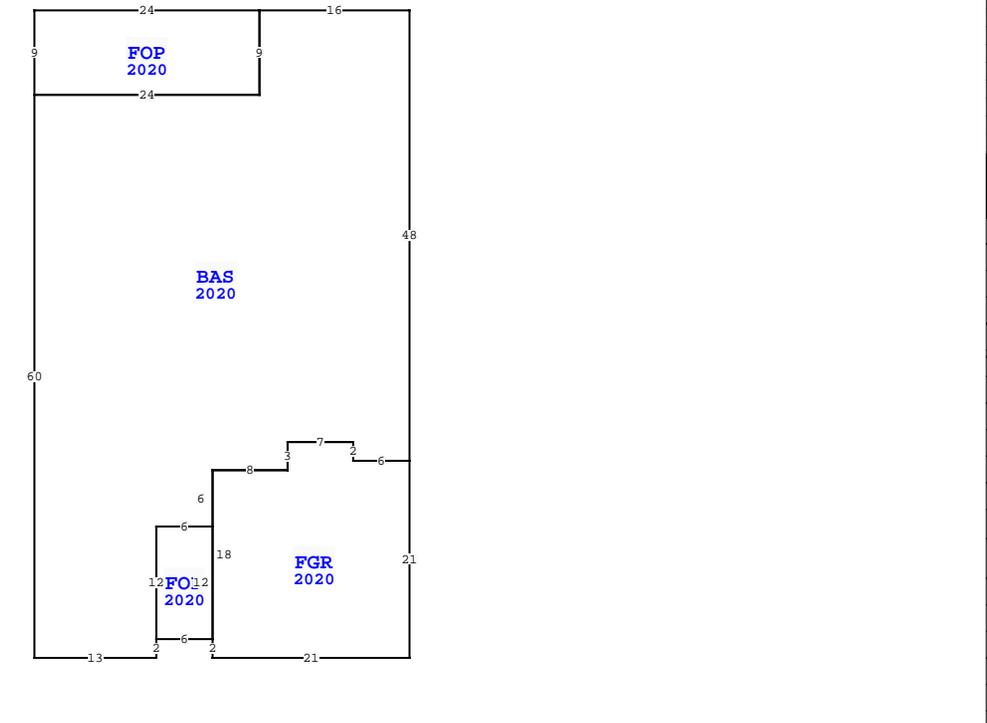




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,346	119.4669	119.47	280,277	2020	2020	0	0	1.50	98.50



Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4090.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2020	2,013	236,886
FGR	447	55	2020	246	28,949
FOP	72	30	2020	22	2,589
FOP	216	30	2020	65	7,650
TOTALS	2,748			2,346	276,073

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	543.00	SF	6.50	6.50	100	2020	2020	3	98	3,459	

BLD DATE		03/13/2023	NW	LGL DATE		
XF DATE				LAND DATE		04/24/2024 MLU
INC DATE				AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			276,073
TOTAL MARKET OB/XF VALUE			3,459
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			354,532
SOH/AGL Deduction			78,026
ASSESSED VALUE			276,506
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			225,784
TOTAL JUST VALUE			354,532
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010211	CO ISSUED	0	10/23/2020
19008948	NEW CONSTR	273,169	06/12/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2405/0672	10/30/2020	SW	Q	I	01	308,300

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: KRASS EDWARD J & DA
2366/0180 6/05/2020 SW Q V 05 651,000
GRANTOR: FORESTAR USA REAL EST
GRANTEE: D R HORTON INC-JACK

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W16 FOP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S60 E13 N2 FOP=[YR=2020] E6 FGR=[YR=2020] S2 E21 N21 W6 N2 W7 S3 W8 S18\$ N12 W6 S12\$ N12 E6 N6 E8 N3 E7 S2 E6 N48\$.	

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									