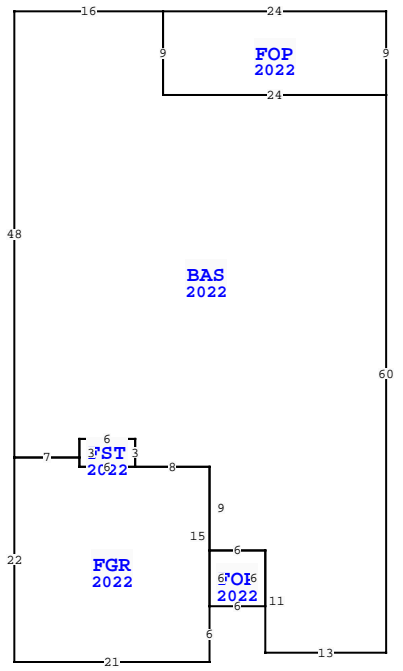


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	2,033	100	2022
FGR	448	55	2022
FOP	36	30	2022
FOP	216	30	2022
FST	18	55	2022
TOTALS	2,751		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,365	123.5829	123.58	292,267	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2033 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			290,806
TOTAL MARKET OB/XF VALUE			10,254
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			376,060
SOH/AGL Deduction			21,858
ASSESSED VALUE			354,202
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			303,480
TOTAL JUST VALUE			376,060
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			363,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001405	CO ISSUED	0	01/24/2022
21005555	NEW CONSTR	297,129	05/25/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2535/0677	1/31/2022	WD Q	Q	I	01	375,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ANDERSON DANIELLE						
2459/1521	5/06/2021	WD Q	V	05		1,072,100
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

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	708.00	SF	5.20	5.20	100	2022	2022	3	99	3,645	
2	0476	VF 6 SBPL	0	100	0	192.00	LF	32.00	32.00	100	2022	2022	3	98	6,021	
3	0470	VNVL GATE	0	100	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2022] W24 BAS=[YR=2022] W16 S48 FGR=[YR=2022] S22 E21 N6 FOP=[YR=2022] E6 N6 W6 S6\$ N15 W8 FST=[YR=2022] N3 W6 S3 E6\$ W6 N1 W7\$ E7 N2 E6 S3 E8 S9 E6 S11 E13 N60 W24 N9\$ S9 E24 N9\$.	

LAND DESCRIPTION												TOTAL OB/XF												10,254				
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	75,000.00	75,000.00	75,000											