



ELEMENT		CD	CONSTRUCTION		
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	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			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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2021	2,040	249,582
FGR	448	55	2021	246	30,097
FOP	36	30	2021	11	1,345
FOP	216	30	2021	65	7,953
FST	18	55	2021	10	1,224
TOTALS	2,758			2,372	290,201

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,372	123.5829	123.58	293,132	2021	2021	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2022 Heated Area: 2040 HX Base Yr 2022

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			290,201
TOTAL MARKET OB/XF VALUE			3,115
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			368,316
SOH/AGL Deduction			40,585
ASSESSED VALUE			327,731
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			277,009
TOTAL JUST VALUE			368,316
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			355,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015666	CO ISSUED	0	11/10/2021
21002029	NEW CONSTR	297,129	03/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/1244	11/24/2021	SW	Q	I	01	387,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: OWENS VALERIE DENIS
2435/0486 2/16/2021 WD Q V 05 707,600
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	605.00	SF	5.20	5.20	100	2021	2021	3	99	3,115	

BLD DATE		03/13/2023	NW	LGL DATE	04/24/2024	MLU
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BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2021] W24 BAS=[YR=2021] W16 S48 FGR=[YR=2021] S22 E21 N6 FOP=[YR=2021] E6 N6 W6 S6\$ N15 W8 FST=[YR=2021] N3 W6 S3 E6\$ W6 N1 W7\$ E7 N2 E6 S3 E8 S9 E6 S11 E3 S1 E7 N1 E3 N60 W24 N9\$ S9 E24 N9\$.	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							