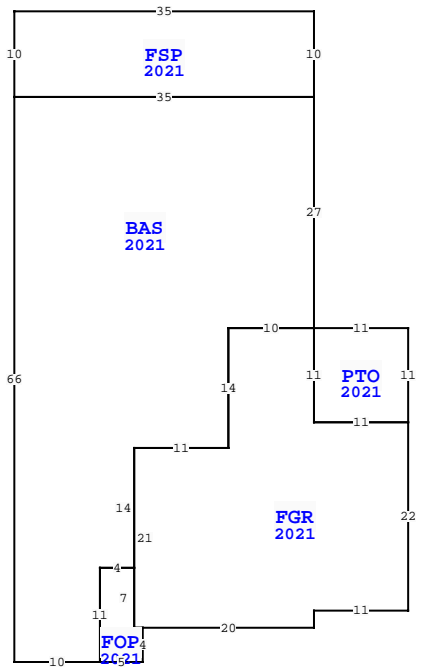




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMTM	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,601	100	2021
FGR	823	55	2021
FOP	48	30	2021
FSP	350	40	2021
PTO	121	5	2021
TOTALS	2,943		

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%	- 2023		Heated Area: 1601					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			262,278
TOTAL MARKET OB/XF VALUE			5,285
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			352,563
SOH/AGL Deduction			37,054
ASSESSED VALUE			315,509
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			259,787
TOTAL JUST VALUE			352,563
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006642	CO ISSUED	0	01/14/2021
B2006642	NEW CONSTR	245,883	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/0246	1/21/2021	SW Q	Q	I	01	278,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MARCUM ROGER K & TA						
2370/0961	6/19/2020	SW Q	Q	V	05	650,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

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	6	3		18.00	SF 6.50	6.50	100	2021	2021	3	99	116
2	0811	CONCRETE B	0	100	0	0		1,004.00	SF 5.20	5.20	100	2021	2021	3	99	5,169

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/25/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2021] W35 S10 BAS=[YR=2021] S66 E10 FOP=[YR=2021] E5 N4 FGR=[YR=2021] E20 N2 E11 N22 PTO=[YR=2021] N11 W11 S11 E11\$ W11 N11 W10 S14 W11 S21 E1\$ W1 N7 W4 S11\$ N11 E4 N14 E11 N14 E10 N27 W35\$ E35 N10\$.	

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	DPHT 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							