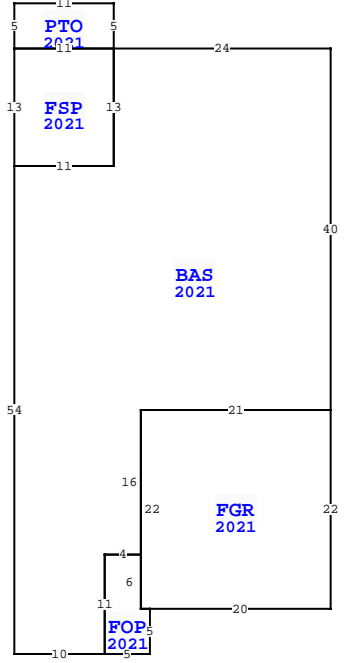


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,591	100	2021
FGR	462	55	2021
FOP	49	30	2021
FSP	143	40	2021
PTO	55	5	2021
TOTALS	2,300		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2022 Heated Area: 1591 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			227,450
TOTAL MARKET OB/XF VALUE			2,913
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			315,363
SOH/AGL Deduction			63,319
ASSESSED VALUE			252,044
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			201,322
TOTAL JUST VALUE			315,363
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			295,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006621	CO ISSUED	0	01/13/2021
B2006621	NEW CONSTR	222,450	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2426/0620	1/15/2021	SW	Q	I	01	249,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: VOSS ERIN C						
2370/0961	6/19/2020	SW	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	8	3		24.00	SF 6.50	100	2021	2021	3	99	154	
2	0811	CONCRETE B	0	100	0	0		536.00	SF 5.20	100	2021	2021	3	99	2,759	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W24 PTO=[YR=2021] N5 W11 S5 E11\$ FSP=[YR=2021] W11 S13 E11 N13\$ S13 W11 S54 E10 FOP=[YR=2021] E5 N5 FGR=[YR=2021] E20 N22 W21 S22 E1\$ W1 N6 W4 S11\$ N11 E4 N16 E21 N40\$.	

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	85,000.00	85,000.00	85,000							