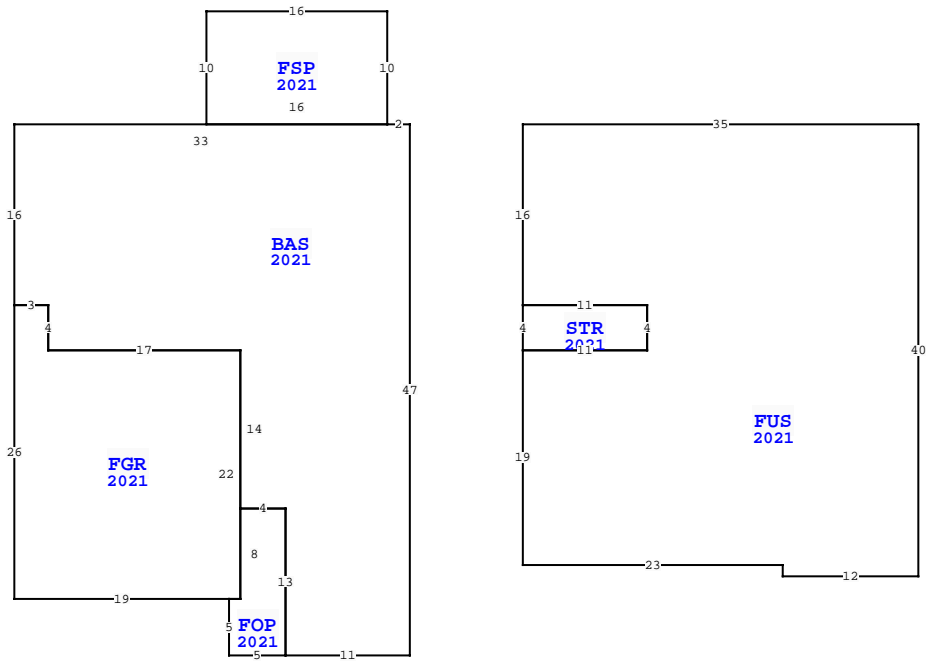




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	1,041	100	2021
FGR	452	55	2021
FOP	57	30	2021
FSP	160	40	2021
FUS	1,333	100	2021
STR	44	10	2021
TOTALS	3,087		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,708	114.0480	114.05	308,847	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022											
Heated Area: 2374											
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			305,759
TOTAL MARKET OB/XF VALUE			3,469
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			394,228
SOH/AGL Deduction			80,070
ASSESSED VALUE			314,158
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			263,436
TOTAL JUST VALUE			394,228
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			370,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005757	CO ISSUED	0	03/31/2021
B2005757	NEW CONSTR	318,896	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V / I	RSN CD	SALE PRICE
2450/0419	3/31/2021	SW Q	Q	I	01	299,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCDUFFY HENRY L JR						
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	8	3		SF	6.50	100	2021	2021	3	99	154	
2	0811	CONCRETE B	0	100	0	0		SF	5.20	100	2021	2021	3	99	3,315	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W2 FSP=[YR=2021] N10 W16 S10 E16\$ W33 S16	
FGR=[YR=2021] S26 E19 FOP=[YR=2021] S5 E5 N13 W4 S8 W1\$ E1	
N22 W17 N4 W3\$ E3 S4 E17 S14 E4 S13 E11 N47\$ PTR= E10	
FUS=[YR=2021] E35 S40 W12 N1 W23 N19 STR=[YR=2021] N4 E11	
S4 W11 \$ E11 N4 W11 N16\$ W10\$.	

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							