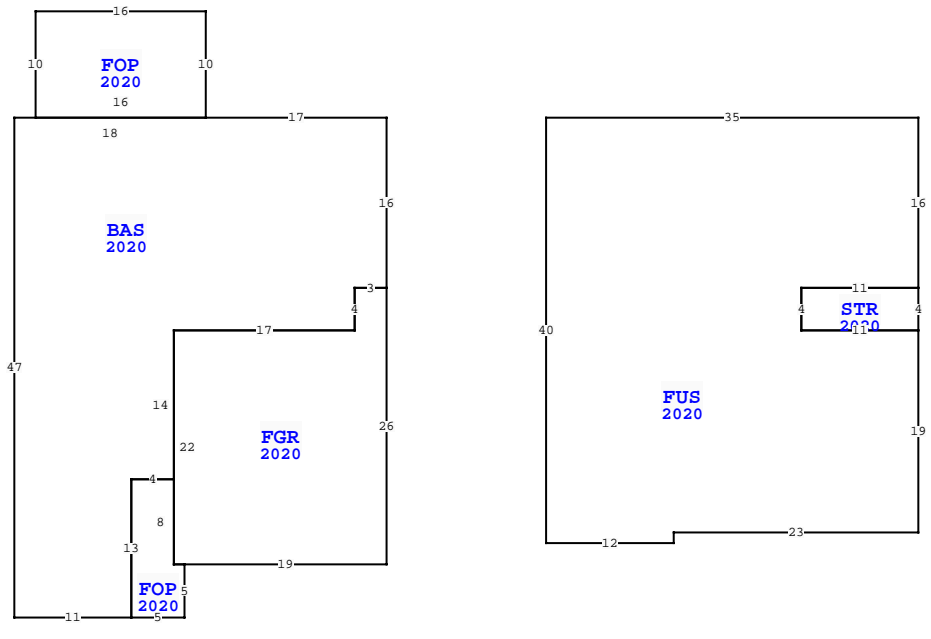


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2.5	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units	0	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	2020
FGR	452	55	2020
FOP	57	30	2020
FOP	160	30	2020
FUS	1,333	100	2020
STR	44	10	2020
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	2,692	115.1040	115.10	309,849	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2374 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			305,201
TOTAL MARKET OB/XF VALUE			3,317
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			393,518
SOH/AGL Deduction			126,655
ASSESSED VALUE			266,863
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			216,141
TOTAL JUST VALUE			393,518
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005347	CO ISSUED	0	12/29/2020
B2005347	NEW CONSTR	318,896	08/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1862	1/06/2021	SW Q	Q	I	01	274,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SNOW ERIC K						
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	5	3			15.00	SF	6.50	6.50	100	2020	2020	3	98	96	
2	0811	CONCRETE B	0	100	0	0			632.00	SF	5.20	5.20	100	2020	2020	3	98	3,221	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W17 FOP2020 = N10 W16 S10 E16\$ W18 S47 E11 FOP=[YR=2020] E5 N5 FGR=[YR=2020] E19 N26 W3 S4 W17 S22 E1\$ W1 N8 W4 S13\$ N13 E4 N14 E17 N4 E3 N16\$ PTR= E15 FUS=[YR=2020] E35 S16 STR=[YR=2020] S4 W11 N4 E11\$ W11 S4 E11 S19 W23 S1 W12 N40\$ W15\$.	

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							