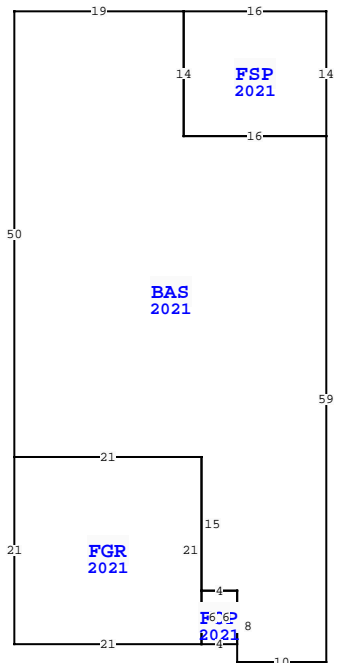


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
0100	01	2,156	117.5020	117.50	253,330	2021	2021	0	0	0	1.00	99.00			
1 SINGLE FAM - 0% - 0 Heated Area: 1816 HX Base Yr															



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	2021	1,816	211,246
FGR	441	55	2021	243	28,267
FOP	24	30	2021	7	815
FSP	224	40	2021	90	10,469
TOTALS	2,505			2,156	250,797

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	0	0	647.00	SF	5.20	5.20	100	2021	2021	3	99	3,331	

TOTAL OB/XF														
3,331														

LAND DESCRIPTION																								
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

LAND DESCRIPTION																								
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			250,797
TOTAL MARKET OB/XF VALUE			3,331
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			339,128
SOH/AGL Deduction			9,063
ASSESSED VALUE			330,065
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			330,065
TOTAL JUST VALUE			339,128
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			317,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105526	CO ISSUED	0	12/09/2021
B2105526	NEW CONSTR	266,503	04/30/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/0383	12/09/2021	SW	Q	I	01	325,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCDONALD SANDRA & N						
2386/0102	8/20/2020	SW	Q	V	05	680,000
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FSP=[YR=2021] W16 BAS=[YR=2021] W19 S50 FGR=[YR=2021] S21 E21														
FOP=[YR=2021] E4 N6 W4 S6\$ N21 W21\$ E21 S15 E4 S8 E10 N59 W16														
N14\$ S14 E16 N14\$.														