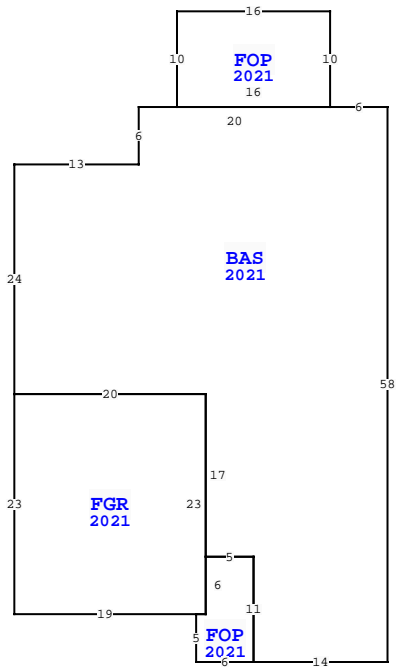




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,569	100	2021
FGR	460	55	2021
FOP	60	30	2021
FOP	160	30	2021
TOTALS	2,249		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,888	119.6580	119.66	225,918	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1569 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			223,659
TOTAL MARKET OB/XF VALUE			3,412
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			312,071
SOH/AGL Deduction			136,073
ASSESSED VALUE			175,998
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			120,276
TOTAL JUST VALUE			312,071
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006626	CO ISSUED	0	01/14/2021
B2006626	NEW CONSTR	219,306	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/0284	1/22/2021	SW	Q	I	01	250,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCCOY COURTNEY J JR						
2386/0102	8/20/2020	SW	Q	V	05	680,000
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		6.50	6.50	100	2021	2021	3	99	97	
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2021	2021	3	99	3,315	
TOTALS																

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

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2021] W6 FOP=[YR=2021] N10 W16 S10 E16\$ W20 S6 W13
 S24 FGR=[YR=2021] S23 E19 FOP=[YR=2021] S5 E6 N11 W5 S6 W1\$
 E1 N23 W20\$ E20 S17 E5 S11 E14 N58\$.

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							