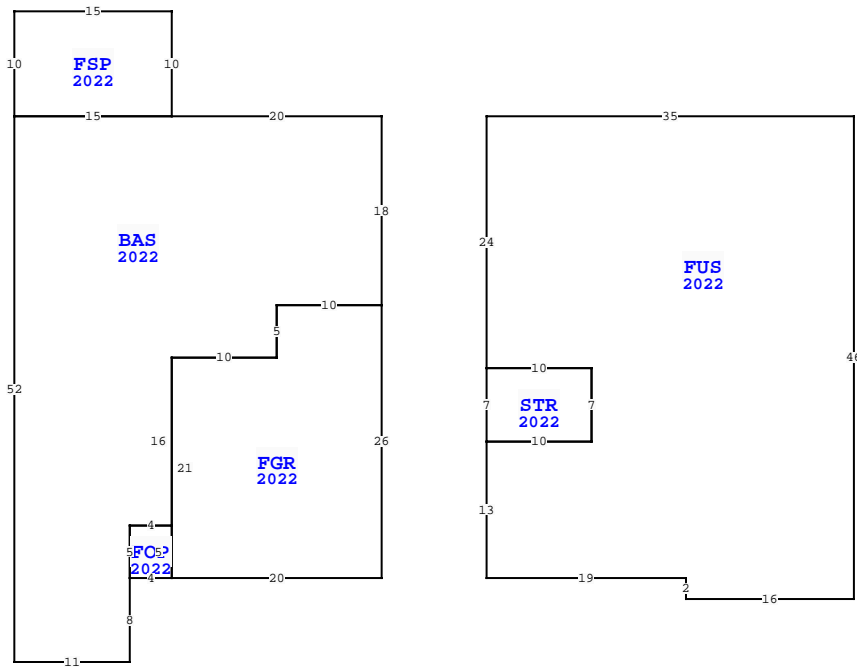


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	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	1,138	100	2022
FGR	470	55	2022
FOP	20	30	2022
FSP	150	40	2022
FUS	1,502	100	2022
STR	70	10	2022
TOTALS	3,350		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,971	117.3590	117.36	348,677	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2025											
					Heated Area: 2640						
						HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			346,934
TOTAL MARKET OB/XF VALUE			4,371
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			436,305
SOH/AGL Deduction			0
ASSESSED VALUE			436,305
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			385,583
TOTAL JUST VALUE			436,305
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			410,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106899	CO ISSUED	0	05/24/2022
B2106899	NEW CONSTR	374,006	05/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/288	3/28/2024	WD	Q	I	01	458,000
GRANTOR: EMRICK COREY D						
GRANTEE: BRAND JAMES D & CHA						
2587/0541	5/26/2022	SW	Q	I	01	451,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: EMRICK COREY D						

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	100	0	849.00	SF	5.20	5.20	100	2022	2022	3	99	4,371	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W20 FSP=[YR=2022] N10 W15 S10 E15\$ W15 S52 E11 N8 FOP=[YR=2022] E4 FGR=[YR=2022] E20 N26 W10 S5 W10 S21\$ N5 W4 S5\$ N5 E4 N16 E10 N5 E10 N18\$ PTR= E10 FUS=[YR=2022] E35 S46 W16 N2 W19 N13 STR=[YR=2022] N7 E10 S7 W10 \$ E10 N7 W10 N24\$ 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	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							