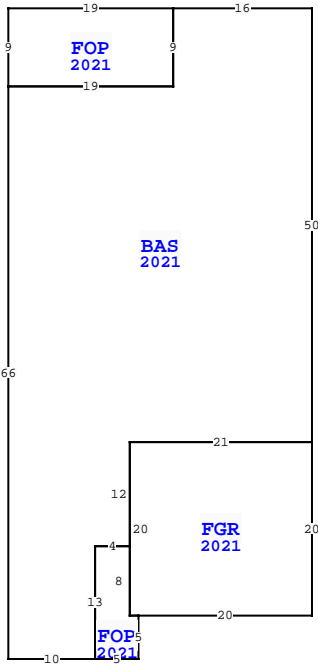


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	1,877	100	2021
FGR	420	55	2021
FOP	57	30	2021
FOP	171	30	2021
TOTALS	2,525		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022								
Heated Area: 1877						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			263,356
TOTAL MARKET OB/XF VALUE			3,676
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			352,032
SOH/AGL Deduction			71,231
ASSESSED VALUE			280,801
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			230,079
TOTAL JUST VALUE			352,032
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102178	CO ISSUED	0	09/15/2021
B2102178	NEW CONSTR	258,374	02/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/1333	9/16/2021	SW Q	Q	I	01	298,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MASTERS JOHN W III						
2419/0180	12/15/2020	SW Q	Q	V	05	630,200
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
1	0811	CONCRETE B	0	100	0	0			5.20	100	2021
						714.00	SF		5.20		

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

BUILDING DIMENSIONS											
BAS=[YR=2021] W16 FOP=[YR=2021] W19 S9 E19 N9\$ S9 W19 S66 E10											
FOP=[YR=2021] E5 N5 FGR=[YR=2021] E20 N20 W21 S20 E1\$ W1 N8											
W4 S13\$ N13 E4 N12 E21 N50\$.											

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							