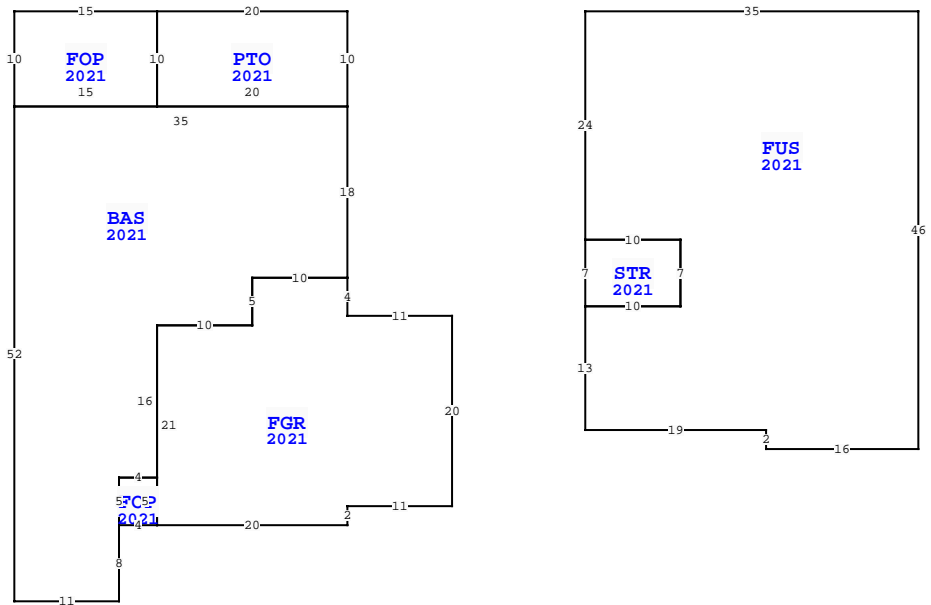


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	1,138	100	2021
FGR	690	55	2021
FOP	20	30	2021
FOP	150	30	2021
FUS	1,502	100	2021
PTO	200	5	2021
STR	70	10	2021
TOTALS	3,770		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,088	114.1536	114.15	352,495	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2640 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			348,970
TOTAL MARKET OB/XF VALUE			5,091
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			439,061
SOH/AGL Deduction			231,057
ASSESSED VALUE			208,004
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			157,282
TOTAL JUST VALUE			439,061
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			413,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008579	ADDITION	15,000	06/02/2022
C2011625	CO ISSUED	0	05/20/2021
B2011625	NEW CONSTR	361,489	11/24/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2463/1847	5/20/2021	SW	Q	I	01	313,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BIRATH LARRY C H 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
1	0810	CONCRETE A	0	100	8	3		6.50	6.50	100	2021
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2021

TOTAL OB/XF											
5,091											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/25/2025	MLU				

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2021] W20 FOP=[YR=2021] W15 S10 BAS=[YR=2021] S52 E11 N8 FOP=[YR=2021] E4 FGR=[YR=2021] E20 N2 E11 N20 W11 N4 W10 S5 W10 S21\$ N5 W4 S5\$ N5 E4 N16 E10 N5 E10 N18 W35\$ E15 N10\$ S10 E20 N10\$ PTR= E25 FUS=[YR=2021] E35 S46 W16 N2 W19 N13 STR=[YR=2021] N7 E10 S7 W10\$ E10 N7 W10 N24\$ W25\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	1.00