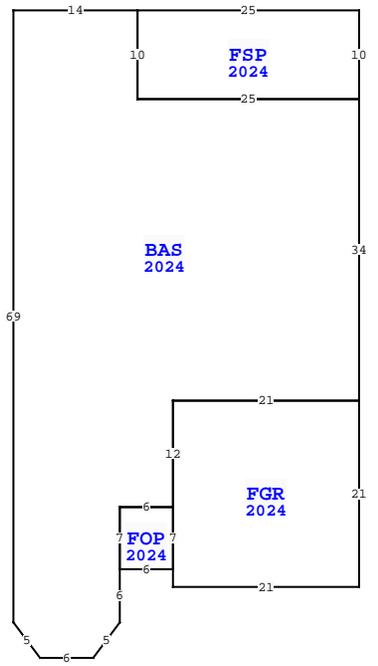




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,874	100	2024
FGR	441	55	2024
FOP	42	30	2024
FSP	250	40	2024
TOTALS	2,607		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,230	123.2938	162.75	362,932	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024										Heated Area: 1874	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			362,932
TOTAL MARKET OB/XF VALUE			6,760
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			454,692
SOH/AGL Deduction			20,871
ASSESSED VALUE			433,821
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			383,099
TOTAL JUST VALUE			454,692
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			421,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011433	CO ISSUED		09/08/2023
230002851	HTD1891 GAR428 P2	354,788	03/02/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/567	9/20/2023	SW	Q	I	01	503,400

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: ENGELHART FERDINAND

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=150,0] W25 N10 W14 S69 D4R3 E6 U4R3 N6 N7 E6 N12 E21 N34 \$	
FGR=[YR=2024;ORIG=129,34] E21 S21 W21 N2 N7 N12 \$	
FSP=[YR=2024;ORIG=150,-10] W25 S10 E25 N10 \$	
FOP=[YR=2024;ORIG=123,46] E6 S7 W6 N7 \$	

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	0855	CONC PAVER	0	100	0	676.00	SF	10.00	10.00	100	2024	2023		100	6,760	

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		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							