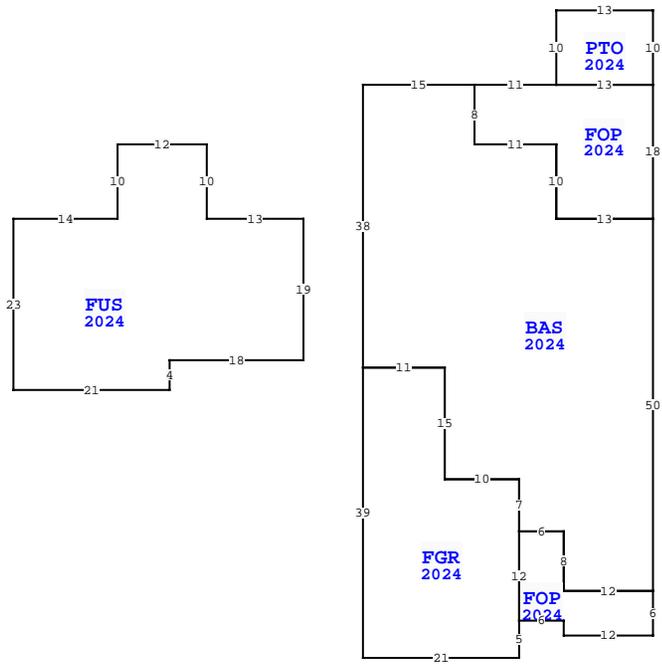




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	1,802	100	2024
FGR	669	55	2024
FOP	144	30	2024
FOP	322	30	2024
FUS	945	100	2024
PTO	130	5	2024
TOTALS	4,012		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,261	115.7452	152.78	498,216	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2025											
Heated Area: 2747											
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			498,216
TOTAL MARKET OB/XF VALUE			5,240
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			588,456
SOH/AGL Deduction			0
ASSESSED VALUE			588,456
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			537,734
TOTAL JUST VALUE			588,456
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			552,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004110	CO ISSUED	519,597	12/27/2023
230007950	NEW SFR	519,597	06/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/509	1/23/2024	SW	Q	I	01	639,200

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: MOHL LYNN F & DANIE

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	524.00	SF	10.00	10.00	100	2024	2023		100	5,240	

BUILDING NOTES	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	05/13/2025
LAND DATE	MLU
AG DATE	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=100,-10] E15 S8 E11 S10 E13 S50 W12 N8 W6 N7 W10 N15 W11 N38 \$	
FUS=[YR=2024;ORIG=92,8] S19 W18 S4 W21 N23 E14 N10 E12 S10 E13 \$	
FGR=[YR=2024;ORIG=111,28] W11 S39 E21 N5 N12 N7 W10 N15 \$	
FOP=[YR=2024;ORIG=139,-10] W13 W11 S8 E11 S10 E13 N18 \$	
FOP=[YR=2024;ORIG=139,58] S6 W12 N2 W6 N12 E6 S8 E12 \$	
PTO=[YR=2024;ORIG=126,-20] E13 S10 W13 N10 \$	

LAND DESCRIPTION		TOTAL OB/XF															5,240							
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							