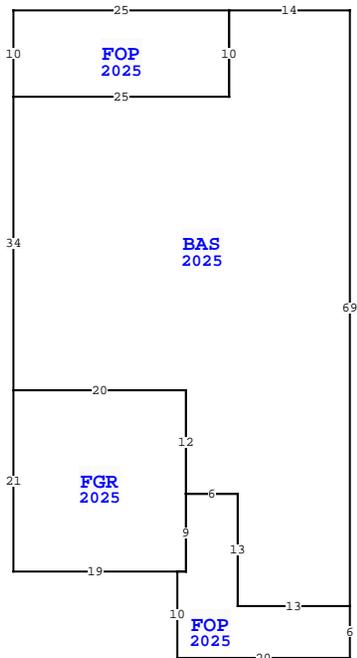




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,863	100	2025
FGR	420	55	2025
FOP	202	30	2025
FOP	250	30	2025
TOTALS	2,735		

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	2024	2024	0	0	0.00	100.00
1 SNGL FAM - 100% - 2025										Heated Area: 1863	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			362,932
TOTAL MARKET OB/XF VALUE			7,250
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			455,182
SOH/AGL Deduction			280,665
ASSESSED VALUE			174,517
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			123,795
TOTAL JUST VALUE			455,182
NCON VALUE			370,182
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011417	PRIVATE PROVIDER	349,988	10/08/2024
B240004305	PRIVATE PROVIDER	349,988	04/15/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2746/125	10/23/2024	SW	Q	I	02	545,600

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: GREENE HOLLY

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	0			10.00	100	2025	2024		100	7,250	

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

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=60,-10] W14 S10 W25 S34 E20 S12 E6 S13 E13 N69 \$	
FOP=[YR=2025;ORIG=46,-10] W25 S10 E25 N10 \$	
FGR=[YR=2025;ORIG=41,34] W20 S21 E19 E1 N9 N12 \$	
FOP=[YR=2025;ORIG=60,59] W13 N13 W6 S9 W1 S10 E20 N6 \$	

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									