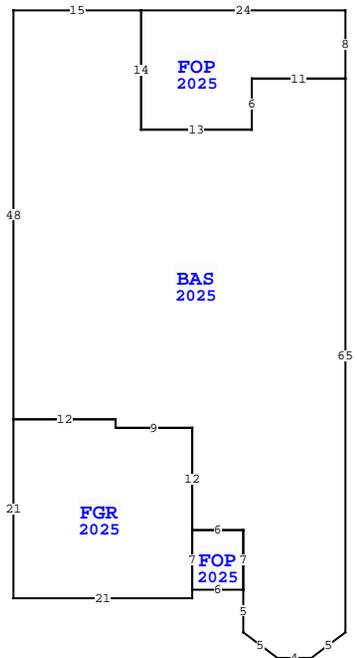


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	2,013	100	2025
FGR	432	55	2025
FOP	42	30	2025
FOP	270	30	2025
TOTALS	2,757		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,345	124.4208	164.24	385,143	2024	2024	0	0	0.00	100.00
1 SNGL FAM - 100% - 2025										Heated Area: 2013	HX Base Yr 2025



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			385,143
TOTAL MARKET OB/XF VALUE			6,700
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			476,843
SOH/AGL Deduction			63,945
ASSESSED VALUE			412,898
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			362,176
TOTAL JUST VALUE			476,843
NCON VALUE			391,843
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005621	PRIVATE PROVIDER	372,360	05/08/2024
B230014752		372,360	11/16/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/986	5/28/2024	SW	Q	I	01	523,500

GRANTOR: PULTE HOME COMPANY LL  
GRANTEE: TOOP GEORGANN

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 PAVR	0	100	0	670.00	SF	10.00	10.00	100	2025	2024		100	6,700	

TOTAL OB/XF										6,700						

**BUILDING NOTES**

BUILDING DIMENSIONS									
BAS=[YR=2025;ORIG=69,-2] W11 S6 W13 N14 W15 S48 E12 S1 E9 S12 E6 S7 S5 D3R4 E4 U3R4 N65 \$									
FOP=[YR=2025;ORIG=45,-10] S14 E13 N6 E11 N8 W24 \$									
FOP=[YR=2025;ORIG=51,51] E6 S7 W6 N7 \$									
FGR=[YR=2025;ORIG=30,38] E12 S1 E9 S12 S7 S1 W21 N21 \$									

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							