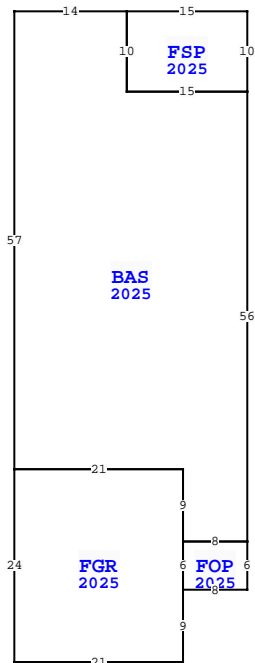


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,575	100	2025
FGR	504	55	2025
FOP	48	30	2025
FSP	150	40	2025
TOTALS	2,277		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,926	125.5478	165.72	319,177	2024	2024	0	0	0.00	100.00
1 SNGL FAM - 100% - 2025										Heated Area: 1575	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			319,177
TOTAL MARKET OB/XF VALUE			3,068
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			407,245
SOH/AGL Deduction			74,434
ASSESSED VALUE			332,811
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			277,089
TOTAL JUST VALUE			407,245
NCON VALUE			322,245
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003909	PRIVATE PROVIDER	301,112	04/05/2024
230011861	NEW SFR	301,112	09/15/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2708/821	4/24/2024	SW Q	Q	I	01	459,700

GRANTOR: PULTE HOME COMPANY LL  
GRANTEE: LANGLEY FAMILY REVO

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	0811	CONCRETE B	0	100	0	0			5.20	100	2025	2024		100	3,068	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=0,-10] E14 S10 E15 S56 W8 N9 W21 N57 \$	
FSP=[YR=2025;ORIG=29,-10] W15 S10 E15 N10 \$	
FOP=[YR=2025;ORIG=29,56] W8 S6 E8 N6 \$	
FGR=[YR=2025;ORIG=21,47] W21 S24 E21 N9 N6 N9 \$	

LAND DESCRIPTION																								
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							