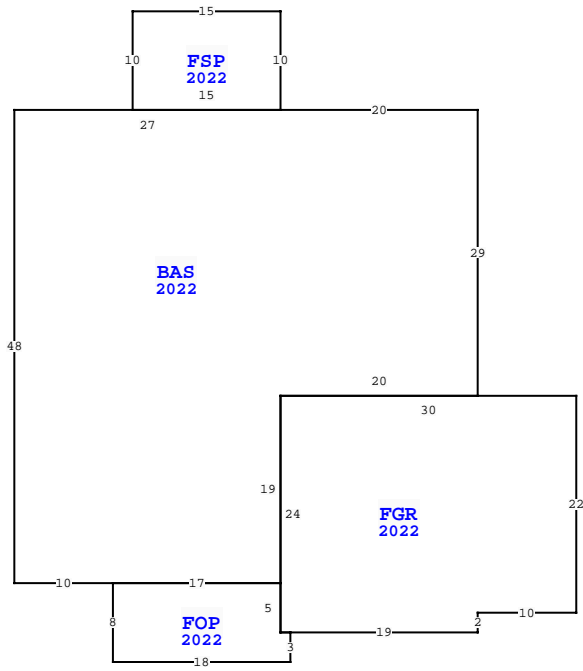




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,876	100	2022
FGR	700	55	2022
FOP	139	30	2022
FSP	150	40	2022
TOTALS	2,865		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,363	118.5800	118.58	280,205	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1876 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			278,804
TOTAL MARKET OB/XF VALUE			8,844
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			362,648
SOH/AGL Deduction			45,927
ASSESSED VALUE			316,721
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			265,999
TOTAL JUST VALUE			362,648
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108481	CO ISSUED	0	06/17/2022
B2108481	NEW CONSTR	286,837	06/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/0973	6/17/2022	WD Q	Q	I	01	373,000

GRANTOR: NEW ATLANTIC BUILDERS  
GRANTEE: TATUM DANIEL E & EM  
2378/1727 6/29/2020 WD Q V 01 77,500  
GRANTOR: BLACKROCK PARK LLP  
GRANTEE: NEW ATLANTIC BUILDE

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	2022	2022	3	99	5,781	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2022	2022	3	99	3,063	

BLD DATE		04/05/2023	NW	LGL DATE	04/09/2024	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W20 FSP=[YR=2022] N10 W15 S10 E15\$ W27 S48 E10 FOP=[YR=2022] S8 E18 N3 FGR=[YR=2022] E19 N2 E10 N22 W30 S24 E1\$ W1 N5 W17\$ E17 N19 E20 N29\$.	

LAND DESCRIPTION												TOTAL OB/XF												8,844				
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000											