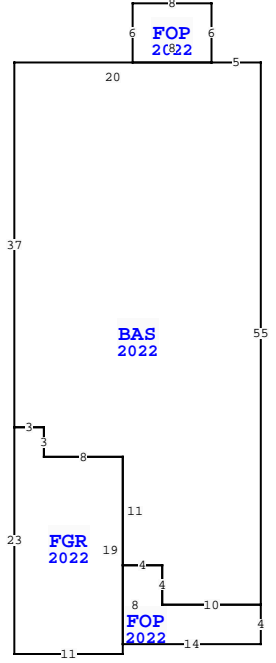




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	8034.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,185	100	2022
FGR	229	55	2022
FOP	48	30	2022
FOP	72	30	2022
TOTALS	1,534		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	-	0%	-	2023							
				Heated Area:	1185			HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		154,721
TOTAL MARKET OB/XF VALUE		4,299
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		194,020
SOH/AGL Deduction		0
ASSESSED VALUE		194,020
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		194,020
TOTAL JUST VALUE		194,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4506	NEW CONSTR	57,221	01/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0457	12/30/2022	WD	Q	I	01	234,000
GRANTOR: WJHFL LLC						
GRANTEE: OCHOA JACINTO JAVIE						
2540/0773	2/17/2022	WD	Q	V	05	720,000
GRANTOR: CALLAHAN CROSSING LLC						
GRANTEE: WJHFL LLC DBA WJH L						

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
1	0810	CONCRETE A	0	0	0	0		6.50	100	2022	2022	3
TOTALS												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W5 FOP=[YR=2022] N6 W8 S6 E8\$ W20 S37	
FGR=[YR=2022] S23 E11 N1 FOP=[YR=2022] E14 N4 W10 N4 W4 S8\$	
N19 W8 N3 W3\$ E3 S3 E8 S11 E4 S4 E10 N55\$.	

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	000310	C	TOWNHOUSE	0		RM - C	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								