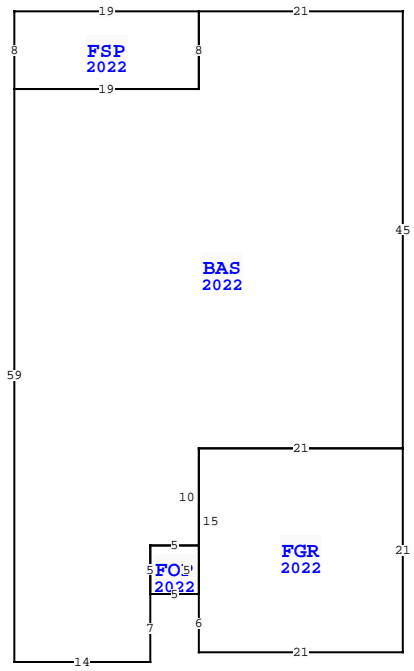


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	05
NEIGHBORHOOD/LOC		5020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,006	100	2,006
FGR	441	55	243
FOP	25	30	8
FSP	152	40	61
TOTALS	2,624		2,318

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023		240,887	2022	2022	0	0	0.00	100.00
					Heated Area: 2006						
					HX Base Yr 2023						



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		240,887	
TOTAL MARKET OB/XF VALUE		6,100	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		311,987	
SOH/AGL Deduction		0	
ASSESSED VALUE		311,987	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		261,987	
TOTAL JUST VALUE		311,987	
NCON VALUE		246,987	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001197	CO ISSUED	0	09/02/2022
22001197	NEW CONSTR	331,441	01/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/0833	8/31/2022	SW	Q	I	01	401,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ROSS LARRY THOMAS &						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS=[YR=2022] W21 FSP=[YR=2022] W19 S8 E19 N8\$ S8 W19 S59 E14 N7 FOP=[YR=2022] E5 FGR=[YR=2022] S6 E21 N21 W21 S15\$ N5 W5 S5\$ N5 E5 N10 E21 N45\$.

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	610.00	SF	10.00	10.00	100	2022	2022	3	100	6,100	

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	SFR POND	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							