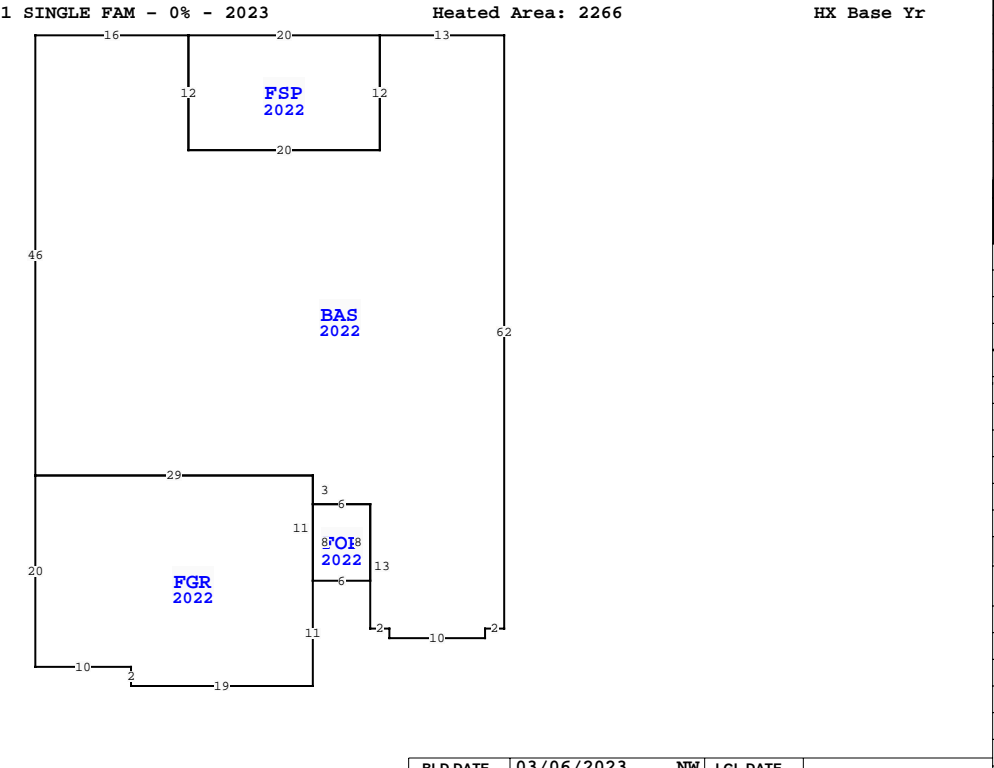


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,716	122.9760	110.99	301,449	2022	2022	0	0	0.00	100.00	

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		301,449
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		384,949
SOH/AGL Deduction		0
ASSESSED VALUE		384,949
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		384,949
TOTAL JUST VALUE		384,949
NCON VALUE		309,949
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000



Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4077.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2,266	251,503
FGR	618	55	340	37,737
FOP	48	30	14	1,554
FSP	240	40	96	10,655
TOTALS	3,172		2,716	301,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006548	CO ISSUED	0	04/27/2022
21001311	NEW CONSTR	365,229	03/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/0298	4/29/2022	SW	Q	I	01	405,900
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCKNIGHT JANET						
2496/0909	9/07/2021	SW	U	V	37	615,900
GRANTOR: AG ESSENTIAL HOSUING						
GRANTEE: LENNAR HOMES LLC						

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 PAVER	0	0	0	850.00	SF	10.00	10.00	100	2022	2022	3	100	8,500	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W13 FSP=[YR=2022] W20 S12 E20 N12 S12 W20 N12 W16 S46 FGR=[YR=2022] S20 E10 S2 E19 N11 FOP=[YR=2022] E6 N8 W6 S8 N11 W29 S29 S3 E6 S13 E2 S1 E10 N1 E2 N62 S.

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							