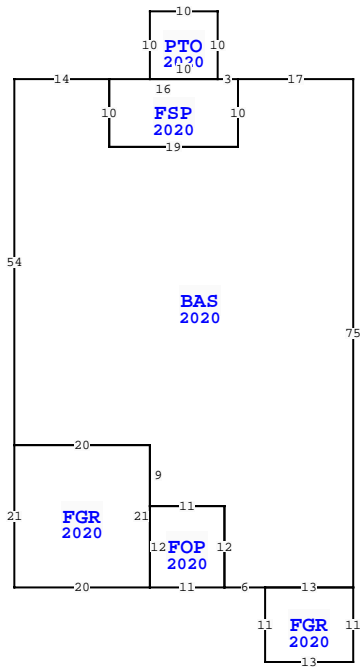


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	3,008	100	3,008
FGR	143	55	79
FGR	420	55	231
FOP	132	30	40
FSP	190	40	76
PTO	100	5	5
TOTALS	3,993		3,439
			352,309

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,439	114.0846	102.96	354,079	2020	2020	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2021 Heated Area: 3008 HX Base Yr 2021											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		352,309	
TOTAL MARKET OB/XF VALUE		11,058	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		438,367	
SOH/AGL Deduction		79,631	
ASSESSED VALUE		358,736	
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE		303,736	
TOTAL JUST VALUE		438,367	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,617	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009365	CO ISSUED	0	10/07/2020
20003010	NEW CONSTR	402,315	05/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/0896	10/22/2020	SW	Q	I	02	424,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GERMAN RUBEN M & SU						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
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	100	0	1,117.00	SF	10.00	10.00	100	2020	2020	3	99	11,058	

BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W17 FSP=[YR=2020] W3 PTO=[YR=2020] N10 W10 S10 E10\$ W16 S10 E19 N10\$ S10 W19 N10 W14 S54 FGR=[YR=2020] S21 E20 FOP=[YR=2020] E11 N12 W11 S12\$ N21 W20\$ E20 S9 E11 S12 E6 FGR=[YR=2020] S11 E13 N11 W13\$ E13 N75\$.									

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							