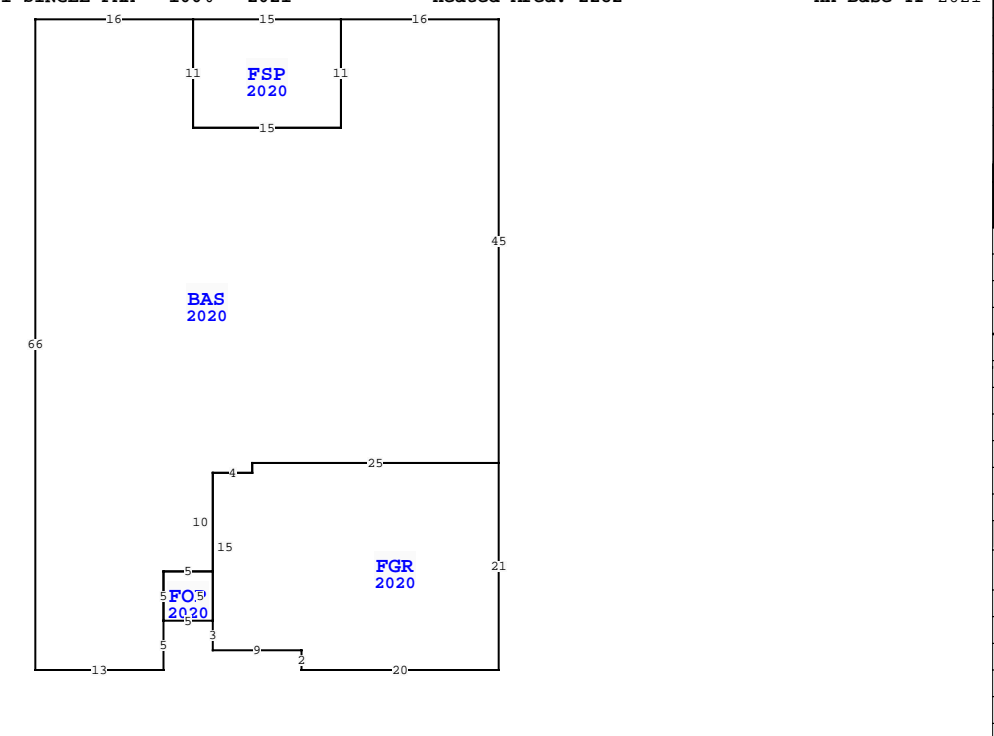


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	2,679	120.0528	108.35	290,270	2020	2020	0	0	0.50	99.50



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
BAS	2,282	100
FGR	587	55
FOP	25	30
FSP	165	40
TOTALS	3,059	2,679
		288,819

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	879.00	SF	10.00	10.00	100	2020
2	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2020
3	0462	ST/AL FNC	0	100	0	688.00	SF	10.00	10.00	100	2020

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		288,819	
TOTAL MARKET OB/XF VALUE		16,120	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		379,939	
SOH/AGL Deduction		72,831	
ASSESSED VALUE		307,108	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		257,108	
TOTAL JUST VALUE		379,939	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,057	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009362	CO ISSUED	0	11/16/2020
20003004	NEW CONSTR	310,459	05/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/1143	10/28/2020	SW	Q	I	01	320,000
GRANTOR: LENNAR HOMES LLC						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W16 FSP=[YR=2020] W15 S11 E15 N11\$ S11 W15 N11 W16 S66 E13 N5 FOP=[YR=2020] E5 FGR=[YR=2020] S3 E9 S2 E20 N21 W25 S1 W4 S15\$ N5 W5 S5\$ N5 E5 N10 E4 N1 E25 N45\$.											

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	1.00	75,000.00	75,000.00	75,000							