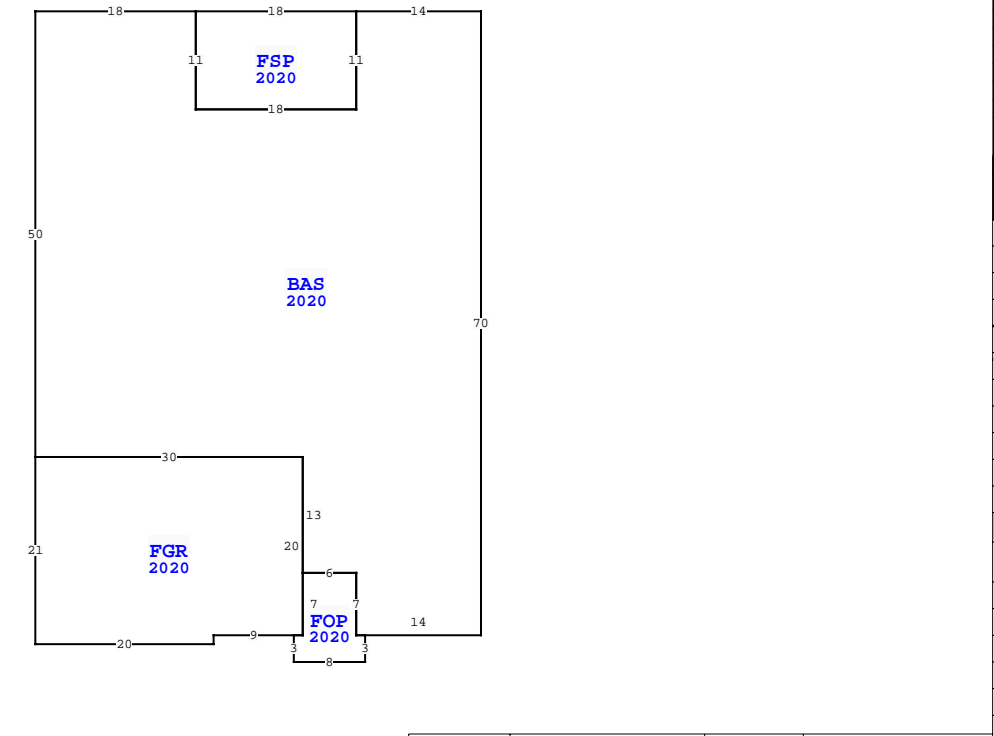


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,100	117.8520	106.36	329,716	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2,660	281,503
FGR	620	55	341	36,088
FOP	66	30	20	2,116
FSP	198	40	79	8,360
TOTALS	3,544		3,100	328,067

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,067
TOTAL MARKET OB/XF VALUE		13,203
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		416,270
SOH/AGL Deduction		133,236
ASSESSED VALUE		283,034
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		233,034
TOTAL JUST VALUE		416,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005818	CO ISSUED	0	07/06/2020
20000131	NEW CONSTR	361,649	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2379/0466	7/16/2020	SW Q	Q	I	01	359,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ACOSTA TIMOTHY WAYN						
2326/1909	12/20/2019	SW Q	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	829.00	UT	10.00	10.00	100	2020	2020	3	99	8,207	
2	0462	ST/AL FNC	0	100	0	464.00	SF	10.00	10.00	100	2020	2020	3	95	4,408	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W14 FSP=[YR=2020] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2020] S21 E20 N1 E9 FOP=[YR=2020] S3 E8 N3 W1 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$.	

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							