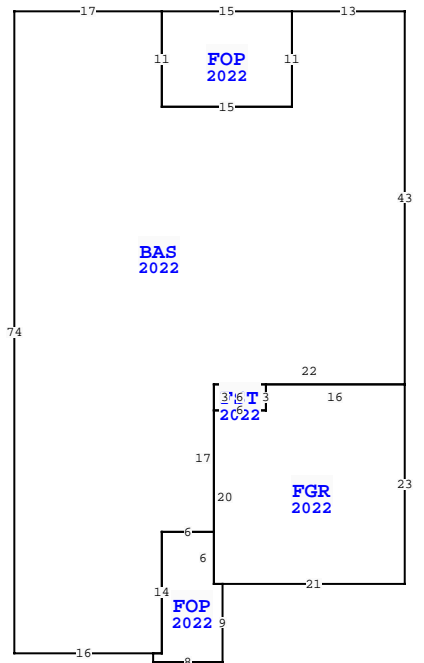




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
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	2,399	100	2,399
FGR	488	55	268
FOP	100	30	30
FOP	165	30	50
FST	18	55	10
TOTALS	3,170		2,757

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								
Heated Area: 2399					HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			300,458
TOTAL MARKET OB/XF VALUE			13,430
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			388,888
SOH/AGL Deduction			0
ASSESSED VALUE			388,888
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			338,888
TOTAL JUST VALUE			388,888
NCON VALUE			313,888
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013698	CO ISSUED	0	09/14/2022
22001543	NEW CONSTR	393,679	01/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/1516	9/23/2022	SW	Q	I	02	464,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: AVARD RONALD LEO &						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
GRANTOR: AG ESSENTIAL HOUSING						
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	0			707.00	100	2022	2022	3	100	7,070	
2	0462	ST/AL FNC	0	100	0	0			576.00	100	2022	2022	3	100	5,760	
3	0463	FENCE GATE	0	100	0	0			2.00	300.00	2022	2022	3	100	600	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W13 FOP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W17 S74 E16 FOP=[YR=2022] S1 E8 N9 FGR=[YR=2022] E21 N23 W16 FST=[YR=2022] W6S3E6N3\$ S3W6S20 E1\$ W1 N6 W6 S14 W1\$ E1 N14 E6 N17 E22 N43\$.	

LAND DESCRIPTION										TOTAL OB/XF										13,430				
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			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							