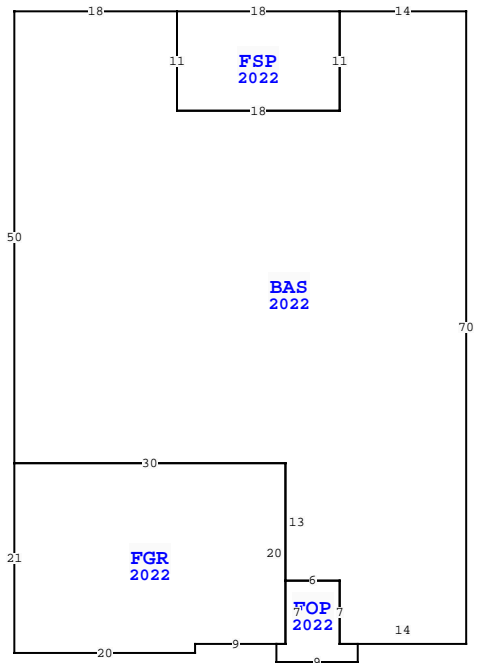


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		1.	1. 100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 2023									Heated Area: 2660	HX Base Yr



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	275,496
FGR	620	55	341	35,317
FOP	60	30	18	1,864
FSP	198	40	79	8,182
TOTALS	3,538		3,098	320,860

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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	0	0	839.00	SF	10.00	10.00	100	2022	2022	3	100	8,390	

TOTAL OB/XF													
8,390													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							

TOTAL OB/XF													
8,390													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,860	
TOTAL MARKET OB/XF VALUE		8,390	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		404,250	
SOH/AGL Deduction		0	
ASSESSED VALUE		404,250	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		404,250	
TOTAL JUST VALUE		404,250	
NCON VALUE		329,250	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006844	POOL - NO DESC	76,588	05/24/2023
22018921	CO ISSUED	0	12/29/2022
22004727	NEW CONSTR	439,081	03/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2612/1961	1/11/2023	SW	Q	I	02	501,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BAILEY NIKETA LESHA						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11													
W18 S50 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S2 E9 N2													
W2 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$.													