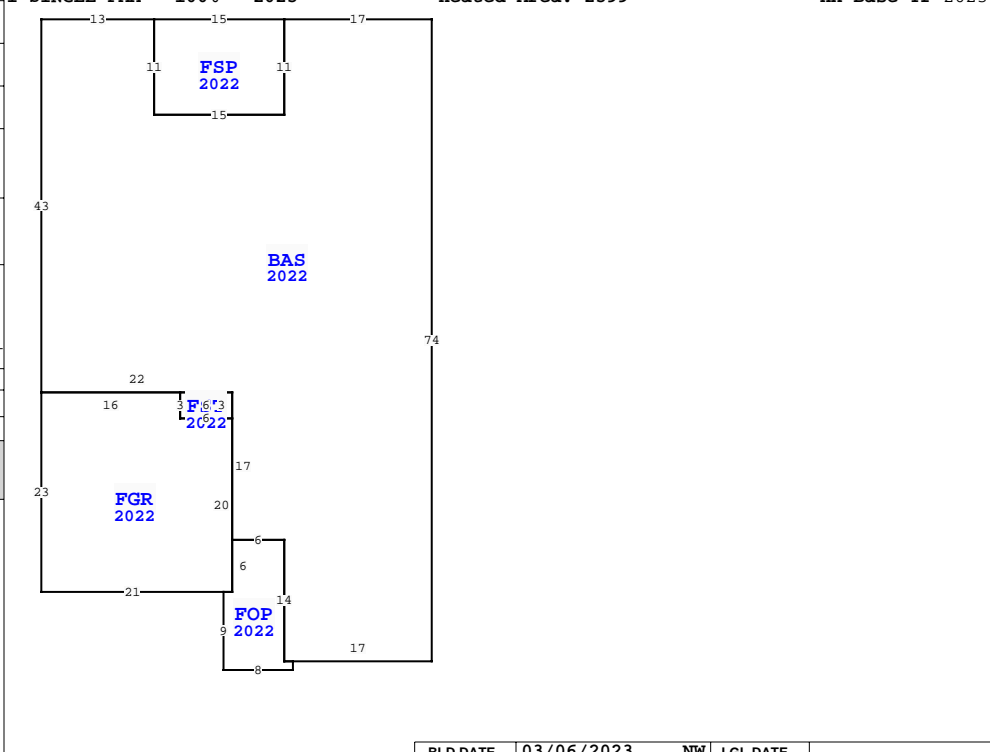


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	
0100	01	2,773	120.7584	108.98	302,202	2022	2022	0	0	0.00	100.00	



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	2,399	100
FGR	488	55
FOP	100	30
FSP	165	40
FST	18	55
TOTALS	3,170	2,773
		302,202

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		302,202
TOTAL MARKET OB/XF VALUE		6,650
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		383,852
SOH/AGL Deduction		130,625
ASSESSED VALUE		253,227
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,227
TOTAL JUST VALUE		383,852
NCON VALUE		308,852
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017529	CO ISSUED	0	11/28/2022
22004501	NEW CONSTR	393,679	03/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/1265	11/23/2022	SW	Q	I	02	494,400
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BOTT STEVEN WAYNE &						
2590/0661	9/07/2022	SW	Q	V	05	231,000
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	665.00	SF	10.00	10.00	100	2022	2022	3	100	6,650	

BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
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BUILDING NOTES	
BAS=[YR=2022] W17 FSP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W13 S43 FGR=[YR=2022] S23 E21 FOP=[YR=2022] S9 E8 N1 W1 N14 W6 S6W1\$ E1 N20 FST=[YR=2022] N3W6S3E6\$ W6N3 W16\$ E22 S17 E6 S14 E17 N74\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							