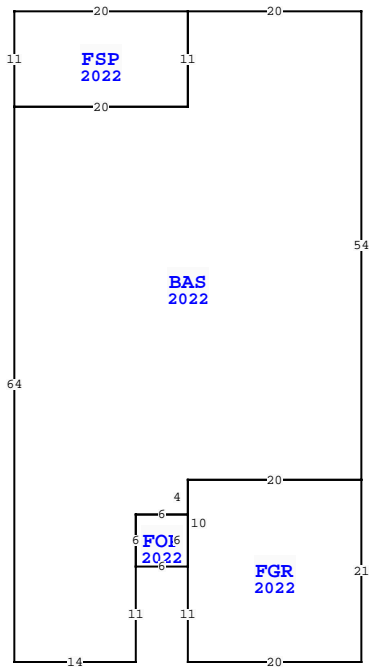




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	2,258	100	2,258
FGR	420	55	231
FOP	36	30	11
FSP	220	40	88
TOTALS	2,934		2,588

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: 2258						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		275,001	
TOTAL MARKET OB/XF VALUE		6,140	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		381,141	
SOH/AGL Deduction		0	
ASSESSED VALUE		381,141	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		381,141	
TOTAL JUST VALUE		381,141	
NCON VALUE		281,141	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		100,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018615	CO ISSUED	0	12/19/2022
22007161	NEW CONSTR	367,234	05/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/0648	1/19/2023	SW Q	I	01		485,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MELENDEZ OMAR & LUI						
2595/1570	10/06/2022	SW U	V	37		1,000,800
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	0	0	0		614.00	SF	10.00				6,140	

BUILDING NOTES	
BLD DATE 03/06/2023 NW LGL DATE	
XF DATE LAND DATE	
INC DATE AG DATE	

BUILDING DIMENSIONS	
BAS=[YR=2022] W20 FSP=[YR=2022] W20 S11 E20 N11\$ S11 W20 S64 E14 N11 FOP=[YR=2022] E6 FGR=[YR=2022] S11 E20 N21 W20 S10\$ N6W6S6\$ N6 E6 N4 E20 N54\$.	

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	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							