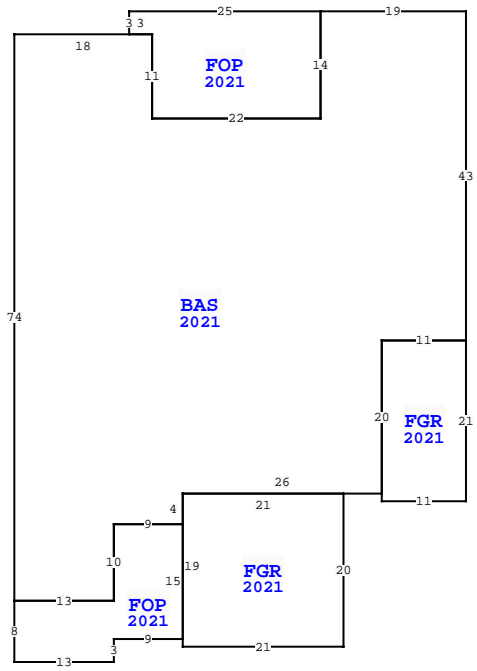




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31		HARDIE BRD	90
Exterior Wall	21		STONE	10
Roof Structure	08		IRREGULAR	100
Roof Cover	03		COMP SHNGL	100
Interior Wall	05		DRYWALL	100
Interior Floor	12		HARDWOOD	70
Interior Floor	11		CLAY TILE	30
Air Condition	03		CENTRAL	100
Heating Type	04		AIR DUCTED	100
Bedrooms			4	100
Bathrooms			3	100
Frame	02		WOOD FRAME	100
Stories			0	100
Units			0	100
Occupancy	00		NONE	100
Quality	04		Quality Level	04
DOR CODE	0100		SINGLE FAMILY	
MAP NUM			MKT AREA	09
NEIGHBORHOOD/LOC	9016.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,353	100	3,353	441,134
FGR	231	55	127	16,709
FGR	420	55	231	30,392
FOP	239	30	72	9,472
FOP	317	30	95	12,499
TOTALS	4,560		3,878	510,206

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,878	110.8485	131.63	510,461	2021	2021	0	0	0.05	99.95
1 SNGL FAM - 100% - 2023										Heated Area: 3353	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			510,206
TOTAL MARKET OB/XF VALUE			7,008
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			577,214
SOH/AGL Deduction			0
ASSESSED VALUE			577,214
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			527,214
TOTAL JUST VALUE			577,214
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			561,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014760	SWIM POOL	72,436	10/03/2022
21014232	CO ISSUED	0	10/18/2021
21005202	NEW CONSTR	483,860	04/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2538/0414	2/08/2022	SW Q	Q	I	01	629,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: CRAMER LYNDA & ROBE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W19 FOP=[YR=2021] W25 S3 E3 S11 E22 N14\$ S14 W22 N11 W18 S74 FOP=[YR=2021] S8 E13 N3 E9 FGR=[YR=2021] S1 E21 N20 W21 S19\$ N15 W9 S10 W13\$ E13 N10 E9 N4 E26 FGR=[YR=2021] S1 E11 N21 W11 S20 \$ N20 E11 N43\$.	

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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2021	2021	3	100	7,008	

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	000135	C	SFR CNSVTN	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							