



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

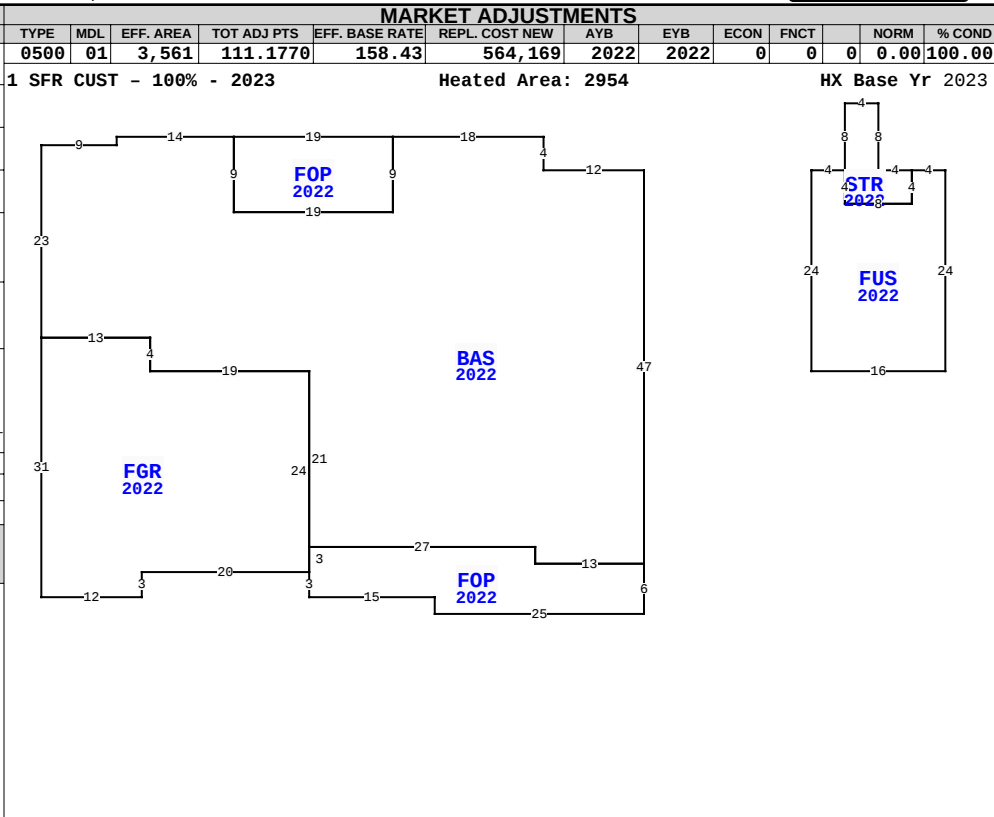
NEIGHBORHOOD/LOC	4034.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,602	100	2,602	412,235
FGR	856	55	471	74,621
FOP	171	30	51	8,080
FOP	264	30	79	12,516
FUS	352	100	352	55,767
STR	64	10	6	951

TOTALS	4,309		3,561	564,169
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	100	0	0	757.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
11,070											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		564,169	
TOTAL MARKET OB/XF VALUE		11,070	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		755,239	
SOH/AGL Deduction		0	
ASSESSED VALUE		755,239	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		705,239	
TOTAL JUST VALUE		755,239	
NCON VALUE		575,239	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		180,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003367	CO ISSUED	0	03/02/2022
B2102391	NEW CONSTR	424,809	03/02/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2351/0637	3/31/2020	WD	Q	V	01
GRANTOR: LIGHTHOUSE POINTE DEV					SALE PRICE
GRANTEE: WEAVER PHILLIP R &					200,000
1938/1054	9/19/2014	SW	U	I	37
GRANTOR: VRE ENGLEWOOD LLC					2,599,000
GRANTEE: LIGHTHOUSE POINTE D					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W12 N4 W18 FOP=[YR=2022] W19 S9 E19 N9\$ S9 W19 N9 W14 S1 W9 S23 FGR=[YR=2022] S31 E12 N3 E20 FOP=[YR=2022] S3 E15 S2 E25 N6 W13 N2 W27 S3\$ N24 W19 N4 W13\$ E13 S4 E19 S21 E27 S2 E13 N47\$ PTR=E20 FUS=[YR=2022] E4 STR=[YR=2022] N8 E4 S8 E4 S4 W8 N4\$ S4 E8 N4 E4 S24 W16 N24\$ W20\$.											