



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1,536	186,931
FGR	452	55	249	30,303
FOP	48	30	14	1,704
FOP	104	30	31	3,773
TOTALS	2,140		1,830	222,711

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	652.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,830	128.1100	121.70	222,711	2023	2023	0	0
1 SINGLE FAM - 0% - 2024									
Heated Area: 1536									
HX Base Yr									

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

TOTAL OB/XF									
3,390									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
3									
VALUATION SUMMARY									
STANDARD									
Tax Group: 3									
Tax Dist:									
BUILDING MARKET VALUE									
222,711									
TOTAL MARKET OB/XF VALUE									
3,390									
TOTAL LAND VALUE - MARKET									
35,000									
TOTAL MARKET VALUE									
261,101									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
261,101									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
261,101									
TOTAL JUST VALUE									
261,101									
NCON VALUE									
226,101									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
13,993									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230220	CO ISSUED		12/23/2023
20230220	NEW SFR		08/14/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2716/1198	5/24/2024	SW	Q	I	01	329,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: PROPT ZACHARY							
2643/653	5/24/2023	QC	U	V	11	100	
GRANTOR: WHISPER RIDGE HOMEOWN							
GRANTEE: LGI HOMES FLORIDA L							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=130,0] W14 S8 W13 N8 W13 S40 E7 N4 E13 S3 E6 S8 E14 N47 \$									
FOP=[YR=2024;ORIG=103,0] E13 S8 W13 N8 \$									
FGR=[YR=2024;ORIG=90,40] E7 N4 E13 S3 S8 S13 W20 N20 \$									
FOP=[YR=2024;ORIG=110,39] E6 S8 W6 N8 \$									