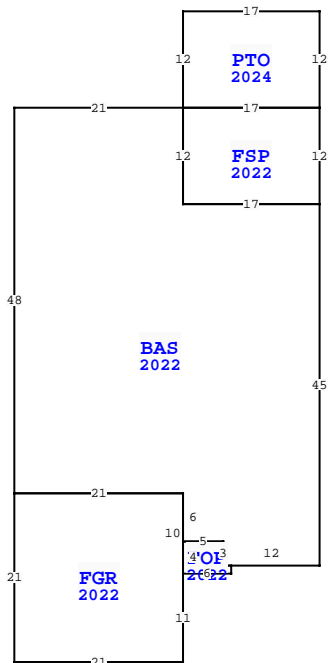


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
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
1	SINGLE FAM	- 100%	- 2023		225,705	2022	2022	0	0	0.00	100.00
Heated Area: 1758						HX Base Yr 2023					



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 05		
NEIGHBORHOOD/LOC	5020.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,758	100	1,758	189,038
FGR	441	55	243	26,130
FOP	21	30	6	645
FSP	204	40	82	8,817
PTO	204	5	10	1,075
TOTALS	2,628		2,099	225,705

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	606.00	UT	10.00	10.00	100	2022	2022	3	100	6,060	
2	0462	ST/AL FNC	0	100	95	475.00	SF	10.00	10.00	100	2024	2023		100	4,750	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

LAND DESCRIPTION																								
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	000134	C	SFR POND	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			225,705
TOTAL MARKET OB/XF VALUE			11,410
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			302,115
SOH/AGL Deduction			2,704
ASSESSED VALUE			299,411
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			249,411
TOTAL JUST VALUE			302,115
NCON VALUE			6,426
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003263	CO ISSUED	0	11/21/2022
22003263	NEW CONSTR	290,195	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/0593	11/30/2022	SW	Q	I	01	380,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MOSER THOMAS STEVEN						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022;ORIG=-17,0] W21 S48 E21 S6 E5 S3 E12 N45 W17 N12 \$
FGR=[YR=2022;ORIG=-38,48] S21 E21 N11 N10 W21 \$
FSP=[YR=2022;ORIG=0,0] W17 S12 E17 N12 \$
FOP=[YR=2022;ORIG=-17,58] E6 N1 W1 N3 W5 S4 \$
PTO=[YR=2024;ORIG=-17,0] E17 N12 W17 S12 \$

TOTAL OB/XF 11,410																								