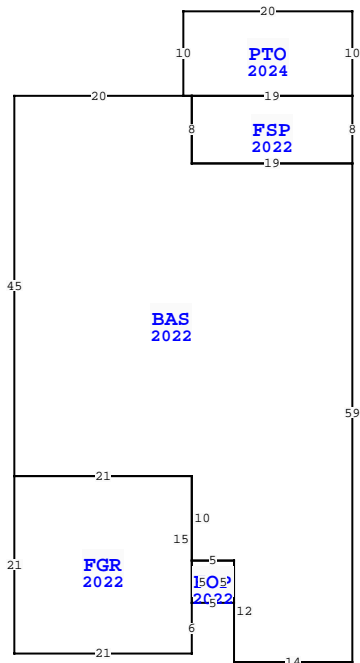


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		1.	1. 100
Units		0	100
Occupancy	00	NONE	100
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
BAS	2,006	100	2,006
FGR	441	55	243
FOP	25	30	8
FSP	152	40	61
PTO	200	5	10
TOTALS	2,824		2,328

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		254,660	2022	2022	0	0	0.00	100.00
					Heated Area: 2006	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		254,660	
TOTAL MARKET OB/XF VALUE		9,780	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		329,440	
SOH/AGL Deduction		3,314	
ASSESSED VALUE		326,126	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		276,126	
TOTAL JUST VALUE		329,440	
NCON VALUE		4,594	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,167	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307006	SCRN ENCLSR	6,648	05/31/2023
C2204723	CO ISSUED	0	12/20/2022
22004723	NEW CONSTR	331,441	03/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0433	11/30/2022	SW	Q	I	01	390,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LUCAS WILLIAM ANTHO						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	628.00	SF	10.00	10.00	
2	0911	SCRN RM A	0	100	20	200.00	SF	17.50	17.50	

TOTAL OB/XF										9,780
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					

BUILDING NOTES									
BAS=[YR=2022;ORIG=-19,0] W1 W20 S45 E21 S10 E5 S12 E14 N59 W19 N8 \$									
FGR=[YR=2022;ORIG=-40,45] S21 E21 N6 N15 W21 \$									
FSP=[YR=2022;ORIG=0,0] W19 S8 E19 N8 \$									
FOP=[YR=2022;ORIG=-19,60] E5 N5 W5 S5 \$									
PTO=[YR=2024;ORIG=0,-10] S10 W19 W1 N10 E20 \$									

BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=-19,0] W1 W20 S45 E21 S10 E5 S12 E14 N59 W19 N8 \$									
FGR=[YR=2022;ORIG=-40,45] S21 E21 N6 N15 W21 \$									
FSP=[YR=2022;ORIG=0,0] W19 S8 E19 N8 \$									
FOP=[YR=2022;ORIG=-19,60] E5 N5 W5 S5 \$									
PTO=[YR=2024;ORIG=0,-10] S10 W19 W1 N10 E20 \$									

LAND DESCRIPTION										TOTAL OB/XF										9,780				
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							