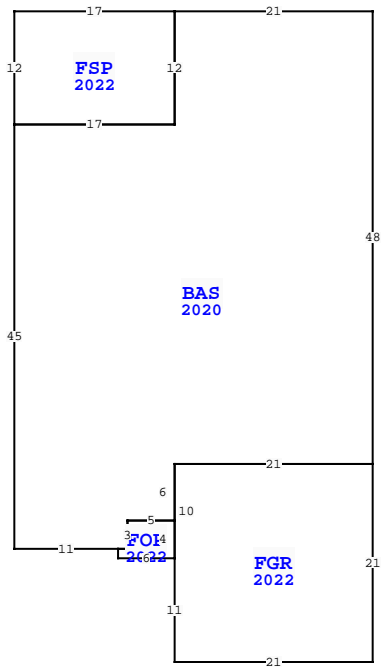




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	1,758	100	1,758
FGR	441	55	243
FOP	21	30	6
FSP	204	40	82
TOTALS	2,424		2,089
			224,630

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								
				Heated Area: 1758							
					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			224,630
TOTAL MARKET OB/XF VALUE			6,320
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			295,950
SOH/AGL Deduction			28,833
ASSESSED VALUE			267,117
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			217,117
TOTAL JUST VALUE			295,950
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003257	CO ISSUED	0	11/30/2022
22003257	NEW CONSTR	290,195	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0821	11/29/2022	SW	Q	I	02	375,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LEECH DONALD WAYNE						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W21 FSP=[YR=2022] W17 S12 E17 N12\$ S12 W17 S45 E11 FOP=[YR=2022] S1 E6 FGR=[YR=2022] S11 E21 N21 W21 S10\$ N4 W5 S3 W1\$ E1 N3 E5 N6 E21 N48\$.	

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	632.00	SF	10.00	10.00	100	2022	2022	3	100	6,320	

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	000134	C	SFR POND	100		PUD	88.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							