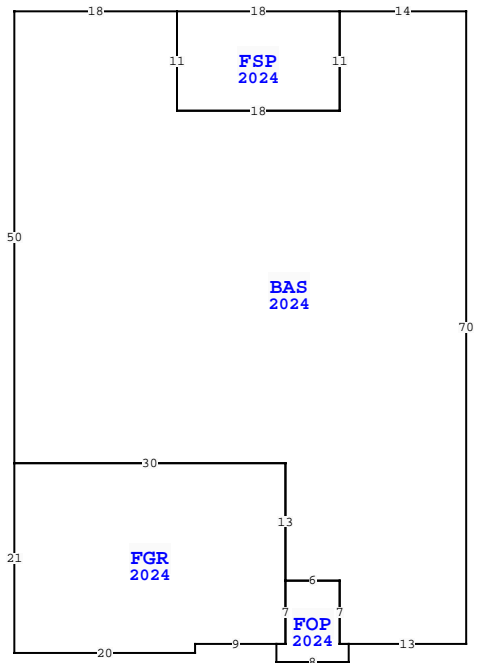


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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% - 2024	
												Heated Area: 2660	HX Base Yr 2024



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	2,660	100	2,660	268,527
FGR	620	55	341	34,424
FOP	58	30	17	1,716
FSP	198	40	79	7,975
TOTALS	3,536		3,097	312,642

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	881.00	SF	10.00	10.00	100	2024	2023		100	8,810	

TOTAL OB/XF														
														8,810

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	61.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

TOTAL OB/XF														
														8,810

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			312,642
TOTAL MARKET OB/XF VALUE			8,810
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			386,452
SOH/AGL Deduction			0
ASSESSED VALUE			386,452
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			336,452
TOTAL JUST VALUE			386,452
NCON VALUE			321,452
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2211548	CO		05/08/2023
B2211548	NEW CONSTR	427,484	07/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/1757	5/12/2023	SW Q	Q	I	01	434,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BUOMPASTORE DOMINIC						
2568/1250	6/06/2022	SW Q	Q	V	05	1,193,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=70,30] W14 S11 W18 N11 W18 S50 E30 S13 E6 S7 E1 E13 N70 \$													
FGR=[YR=2024;ORIG=50,80] W30 S21 E20 N1 E9 E1 N7 N13 \$													
FSP=[YR=2024;ORIG=56,30] W18 S11 E18 N11 \$													
FOP=[YR=2024;ORIG=56,93] W6 S7 W1 S2 E8 N2 W1 N7 \$													