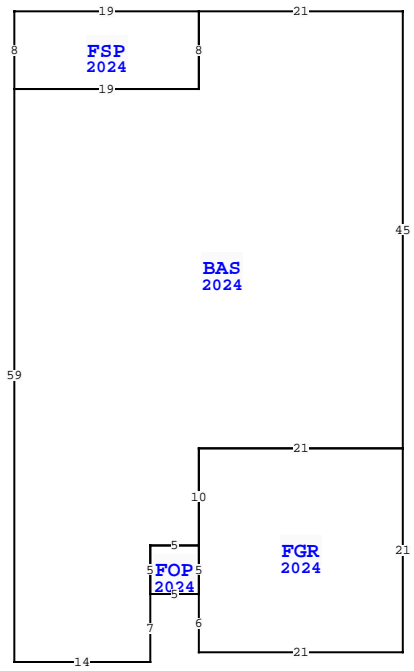


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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
TOTALS	2,624		2,318
			253,566

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024		253,566	2023	2023	0	0	0.00	100.00
Heated Area: 2006											
HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			253,566
TOTAL MARKET OB/XF VALUE			12,060
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			330,626
SOH/AGL Deduction			0
ASSESSED VALUE			330,626
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			330,626
TOTAL JUST VALUE			330,626
NCON VALUE			265,626
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003244	CO ISSUED	0	01/30/2023
22003244	NEW CONSTR	331,441	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1171	1/30/2023	SW	Q	I	01	379,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DUCKWORTH PAUL & BR						
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
1	0855	CONC PAVER	0	0	0	0	636.00	SF	10.00	10.00
2	0462	ST/AL FNC	0	0	102	0	510.00	SF	10.00	10.00
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=67,30] W21 S8 W19 S59 E14 N7 N5 E5 N10 E21 N45 \$									
FGR=[YR=2024;ORIG=67,75] W21 S10 S5 S6 E21 N21 \$									
FSP=[YR=2024;ORIG=46,30] W19 S8 E19 N8 \$									
FOP=[YR=2024;ORIG=46,85] W5 S5 E5 N5 \$									

LAND DESCRIPTION										TOTAL OB/XF										12,060				
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	0		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							