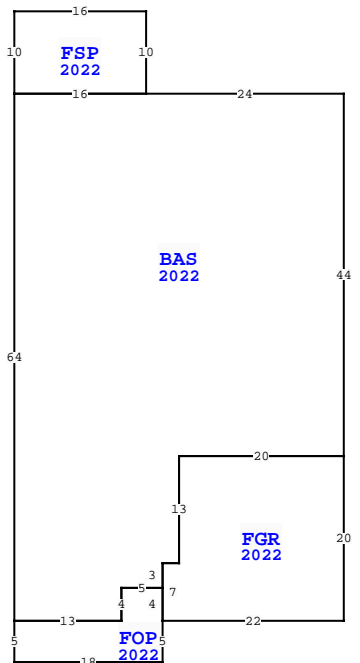


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,126	100	2,126
FGR	414	55	228
FOP	110	30	33
FSP	160	40	64
			SUBAREA MARKET VALUE
			222,592
			23,872
			3,455
			6,701
TOTALS	2,810		2,451
			256,620

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%	- 2023		256,620	2022	2022	0	0	0.00	100.00	
				Heated Area:	2126							
				HX Base Yr								



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		256,620	
TOTAL MARKET OB/XF VALUE		14,111	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		335,731	
SOH/AGL Deduction		0	
ASSESSED VALUE		335,731	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		335,731	
TOTAL JUST VALUE		335,731	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,046	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016475	CO ISSUED	0	08/18/2022
21016475	NEW CONSTR	347,865	11/29/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/1023	8/19/2022	SW	Q	I	01	391,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HOSKINSON TERRY BRI						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
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	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	0	0	587.00	UT	10.00	10.00	100	2022	2022	3	100	5,870	
2	0462	ST/AL FNC	0	0	150	750.00	SF	10.00	10.00	100	2022	2022	3	98	7,350	
3	0463	FENCE GATE	0	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	99	891	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W24 FSP=[YR=2022] N10 W16 S10 E16\$ W16 S64	
FOP=[YR=2022] S5 E18 N5 FGR=[YR=2022] E22 N20 W20 S13 W2	
S7\$ N4 W5 S4 W13\$ E13 N4 E5 N3 E2 N13 E20 N44\$.	

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	0		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								