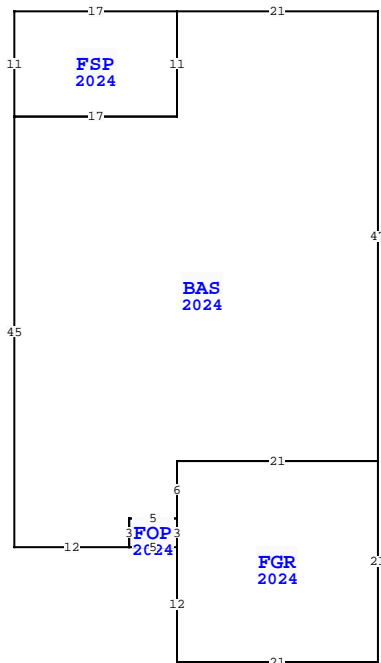


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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	1,737	100	1,737
FGR	441	55	243
FOP	15	30	4
FSP	187	40	75
TOTALS	2,380		2,059
			221,404

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: 1737						
					HX Base Yr 2024						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			221,404
TOTAL MARKET OB/XF VALUE			6,400
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			292,804
SOH/AGL Deduction			0
ASSESSED VALUE			292,804
TOTAL EXEMPTION VALUE	HX HB SX		100,000
BASE TAXABLE VALUE			192,804
TOTAL JUST VALUE			292,804
NCON VALUE			227,804
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004275	CO ISSUED	0	02/22/2023
22004275	NEW CONSTR	387,796	03/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/1328	2/24/2023	SW Q	Q	I	01	372,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KIDD LAURA J FAMILY						
2541/0731	2/18/2022	SW Q	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	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0			10.00	100	2024	2023		100	6,400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=20,10] E17 N11 E21 S47 W21 S6 W5 S3 W12 N45 \$	
FSP=[YR=2024;ORIG=37,10] W17 N11 E17 S11 \$	
FOP=[YR=2024;ORIG=32,52] E5 S3 W5 N3 \$	
FGR=[YR=2024;ORIG=37,67] N12 N3 N6 E21 S21 W21 \$	

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	000135	C	SFR CNSVTN	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							