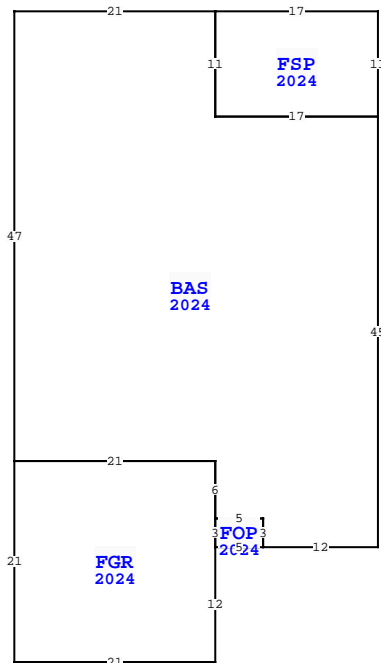


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		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
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	50,000
BASE TAXABLE VALUE		242,804
TOTAL JUST VALUE		292,804
NCON VALUE		227,804
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2208843	CO ISSUED	0	02/22/2023
B2208843	NEW CONSTR	290,195	06/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1525	2/23/2023	SW	Q	I	02	377,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ENGSTROM STEVEN RIC						
2568/1250	6/06/2022	SW	Q	V	05	1,193,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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

BUILDING NOTES	
BAS=[YR=2024;ORIG=58,10] W17 N11 W21 S47 E21 S6 E5 S3 E12 N45 \$	
FGR=[YR=2024;ORIG=41,67] N12 N3 N6 W21 S21 E21 \$	
FSP=[YR=2024;ORIG=41,10] E17 N11 W17 S11 \$	
FOP=[YR=2024;ORIG=46,52] W5 S3 E5 N3 \$	

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 PAVR	0	100	0	0			10.00	100	2024	2023		100	6,400	

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	164.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							