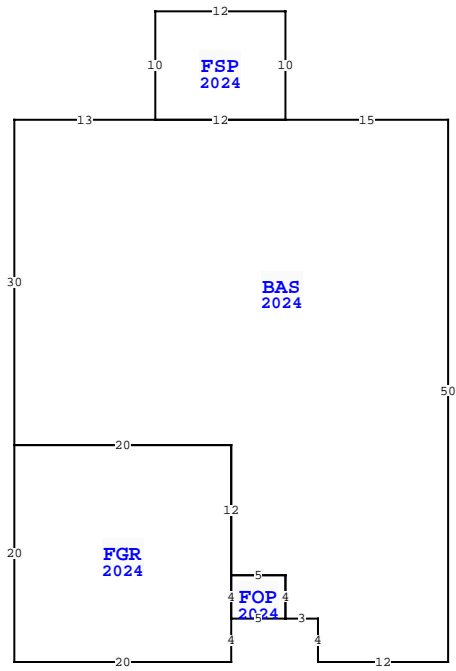


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	1,548	100	1,548
FGR	400	55	220
FOP	20	30	6
FSP	120	40	48
TOTALS	2,088		1,822

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2024			Heated Area: 1548			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			201,659
TOTAL MARKET OB/XF VALUE			6,100
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			272,759
SOH/AGL Deduction			0
ASSESSED VALUE			272,759
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			222,759
TOTAL JUST VALUE			272,759
NCON VALUE			207,759
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2208995	CO ISSUED	0	02/21/2023
B2208995	NEW CONSTR	257,373	06/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1395	2/24/2023	SW	Q	I	02	359,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SZABO KATHY HASTY &						
2568/1250	6/06/2022	SW	Q	V	05	1,193,100
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 PAVR	0	100	0	610.00	SF	10.00	10.00	100	2024	2023		100	6,100	

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

BUILDING NOTES	
BAS=[YR=2024;ORIG=30,0] E13 E12 E15 S50 W12 N4 W3 N4 W5 N12 W20 N30 \$	
FSP=[YR=2024;ORIG=43,0] E12 N10 W12 S10 \$	
FOP=[YR=2024;ORIG=50,42] E5 S4 W5 N4 \$	
FGR=[YR=2024;ORIG=30,50] N20 E20 S12 S4 S4 W20 \$	

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	69.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							