



ELEMENT		CD	CONSTRUCTION	
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	14		CARPET	60
Interior Floor	11		CLAY TILE	40
Air Condition	03		CENTRAL	100
Heating Type	04		AIR DUCTED	100
Bedrooms			5	100
Bathrooms			4	100
Frame	02		WOOD FRAME	100
Stories	1.5		1.5	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	SUBAREA MARKET VALUE
BAS	2,660	100	2,660	262,010
FGR	620	55	341	33,589
FOP	58	30	17	1,675
FSP	198	40	79	7,782
FUS	502	100	502	49,447
STR	44	10	4	394
TOTALS	4,082		3,603	354,896

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,603	103.6800	98.50	354,896	2023	2023	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2024
 Heated Area: 3162
 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			354,896
TOTAL MARKET OB/XF VALUE			10,250
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			430,146
SOH/AGL Deduction			0
ASSESSED VALUE			430,146
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			380,146
TOTAL JUST VALUE			430,146
NCON VALUE			365,146
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			15,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07530	CO		11/28/2023
B2307530	SFR	577,409	06/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1185	12/18/2023	SW	Q	I	01	476,000

GRANTOR: LENNAR HOMES LLC
 GRANTEE: LUGO AYANA NAILAH C
 2640/802 5/16/2023 SW Q V 05 2,352,000
 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	10,250	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		01/16/2024	MLU

BUILDING NOTES	
BAS=[YR=2024;ORIG=20,30] E14 S11 E18 N11 E18 S50 W30 S13 W6 S7 W1 W13 N70 \$	
FGR=[YR=2024;ORIG=40,80] E30 S21 W20 N1 W9 W1 N7 N13 \$	
FUS=[YR=2024;ORIG=-8,44] E18 S29 W14 N5 W4 N24 \$	
FSP=[YR=2024;ORIG=34,30] E18 S11 W18 N11 \$	
FOP=[YR=2024;ORIG=34,93] E6 S7 E1 S2 W8 N2 E1 N7 \$	
STR=[YR=2024;ORIG=-8,68] E4 S5 S6 W4 N11 \$	

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	DPHT 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			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							