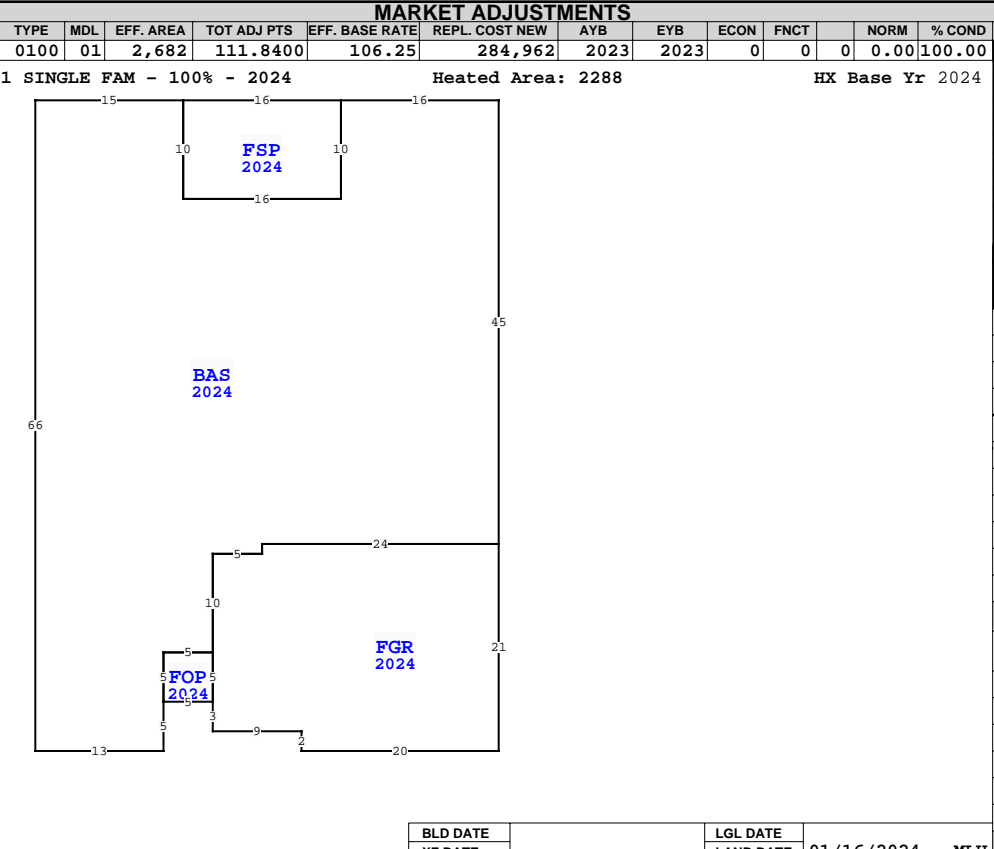


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31		HARDIE BRD	100
Roof Structur	03		GABLE/HIP	100
Roof Cover	03		COMP SHNGL	100
Interior Wall	05		DRYWALL	100
Interior Floor	11		CLAY TILE	50
Interior Floor	14		CARPET	50
Air Condition	03		CENTRAL	100
Heating Type	04		AIR DUCTED	100
Bedrooms			4	100
Bathrooms			3	100
Frame			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	SUBAREA MARKET VALUE
BAS	2,288	100	2,288	243,100
FGR	586	55	322	34,213
FOP	25	30	8	850
FSP	160	40	64	6,800
TOTALS	3,059		2,682	284,962

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: 2288					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			284,962
TOTAL MARKET OB/XF VALUE			8,840
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			358,802
SOH/AGL Deduction			102,755
ASSESSED VALUE			256,047
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			206,047
TOTAL JUST VALUE			358,802
NCON VALUE			293,802
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			15,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07533	CO		11/17/2023
B2307533	SFR	424,632	06/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1566	11/29/2023	SW	Q	I	02	429,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MOREY DARRELL WARRE						
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	884.00	SF	10.00	10.00	100	2024	2023		100	8,840	

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

BUILDING NOTES	
BAS=[YR=2024;ORIG=67,30] W16 S10 W16 N10 W15 S66 E13 N5 N5 E5 N10 E5 N1 E24 N45 \$ FGR=[YR=2024;ORIG=67,75] W24 S1 W5 S10 S5 S3 E9 S2 E20 N21 \$ FSP=[YR=2024;ORIG=51,30] W16 S10 E16 N10 \$ FOP=[YR=2024;ORIG=38,86] W5 S5 E5 N5 \$	

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