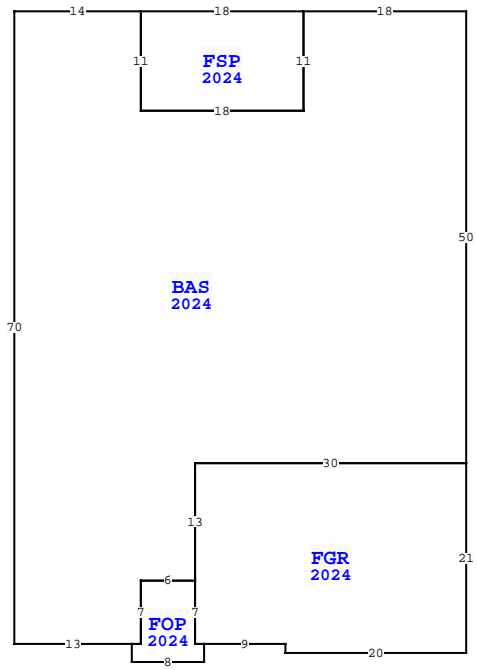


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	11	CLAY TILE	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		3	100	
Frame	02	WOOD FRAME	100	
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	SUBAREA MARKET VALUE
BAS	2,660	100	2,660	283,636
FGR	620	55	341	36,361
FOP	58	30	17	1,813
FSP	198	40	79	8,424
TOTALS	3,536		3,097	330,233

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: 2660					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			330,233
TOTAL MARKET OB/XF VALUE			8,840
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			404,073
SOH/AGL Deduction			0
ASSESSED VALUE			404,073
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			354,073
TOTAL JUST VALUE			404,073
NCON VALUE			339,073
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			15,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07352	CO		11/17/2023
B2307532	SFR	494,590	06/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1577	11/29/2023	SW	Q	I	01	478,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ANGEL MICHAEL R & H						
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 PAVR	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	
BUILDING DIMENSIONS	
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 \$	
FSP=[YR=2024;ORIG=34,30] E18 S11 W18 N11 \$	
FOP=[YR=2024;ORIG=34,93] E6 S7 E1 S2 W8 N2 E1 N7 \$	

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							