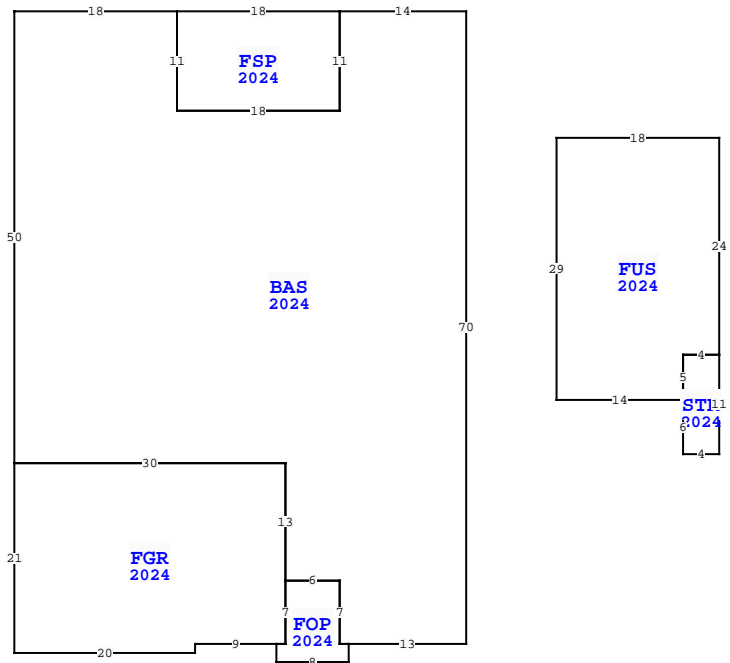


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31		HARDIE BRD	100
Roof Structur	03		GABLE/HIP	100
Roof Cover	03		COMP SHNGL	100
Interior Wall	05		DRYWALL	100
Interior Floo	11		CLAY TILE	80
Interior Floo	14		CARPET	20
Air Condition	03		CENTRAL	100
Heating Type	04		AIR DUCTED	100
Bedrooms			5	100
Bathrooms			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	273,820
FGR	620	55	341	35,103
FOP	58	30	17	1,750
FSP	198	40	79	8,132
FUS	502	100	502	51,676
STR	44	10	4	412
TOTALS	4,082		3,603	370,893

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: 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		370,893		
TOTAL MARKET OB/XF VALUE		6,080		
TOTAL LAND VALUE - MARKET		65,000		
TOTAL MARKET VALUE		441,973		
SOH/AGL Deduction		225,297		
ASSESSED VALUE		216,676		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		166,676		
TOTAL JUST VALUE		441,973		
NCON VALUE		376,973		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		15,500		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003866	CO	577,409	12/11/2023
B2307590	SFR	577,409	06/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1359	12/20/2023	SW	Q	I	01	517,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CROCETTA ROBERT PAT						
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	608.00	SF	10.00	10.00	100	2024	2023		100	6,080	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=42,30] W14 S11 W18 N11 W18 S50 E30 S13 E6 S7 E1 E13 N70 \$	
FGR=[YR=2024;ORIG=22,80] W30 S21 E20 N1 E9 E1 N7 N13 \$	
FUS=[YR=2024;ORIG=70,44] W18 S29 E14 N5 E4 N24 \$	
FSP=[YR=2024;ORIG=28,30] W18 S11 E18 N11 \$	
FOP=[YR=2024;ORIG=28,93] W6 S7 W1 S2 E8 N2 W1 N7 \$	
STR=[YR=2024;ORIG=70,68] W4 S5 S6 E4 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 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							