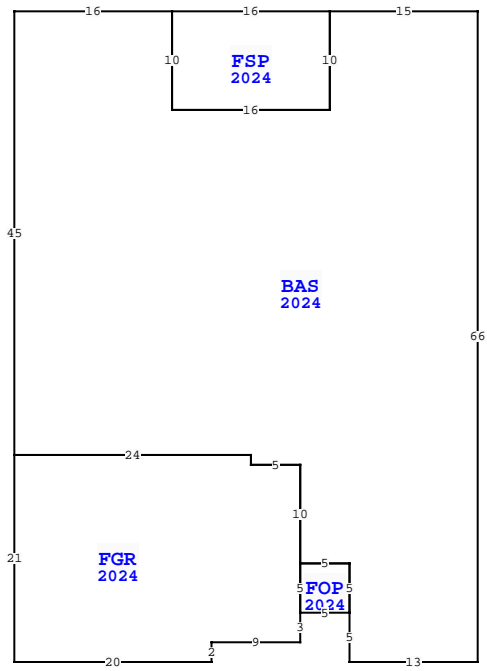


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms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

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			10,060
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			360,022
SOH/AGL Deduction			0
ASSESSED VALUE			360,022
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			310,022
TOTAL JUST VALUE			360,022
NCON VALUE			295,022
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			15,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07540	CO		11/01/2023
B2307540	SFR	424,632	06/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/589	11/21/2023	SW	Q	I	01	430,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FAVER BRIAN G & KER						
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	0			10.00	100	2024	2023		100	10,060	

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] E16 S10 E16 N10 E15 S66 W13 N5 N5 W5 N10 W5 N1 W24 N45 \$	
FGR=[YR=2024;ORIG=20,75] E24 S1 E5 S10 S5 S3 W9 S2 W20 N21 \$	
FSP=[YR=2024;ORIG=36,30] E16 S10 W16 N10 \$	
FOP=[YR=2024;ORIG=49,86] E5 S5 W5 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	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							