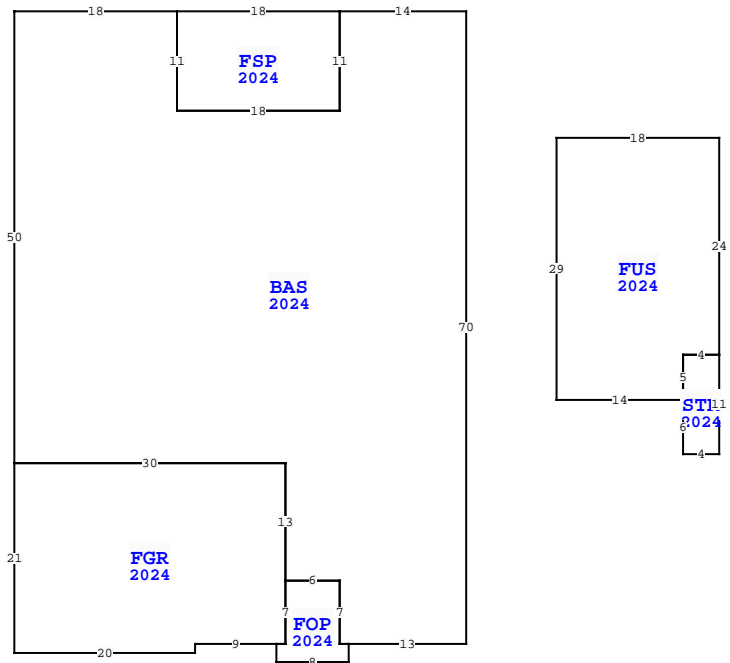


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 80	
Interior Floor	14	CARPET 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
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
BAS	2,660	100	2,660
FGR	620	55	341
FOP	58	30	17
FSP	198	40	79
FUS	502	100	502
STR	44	10	4
TOTALS	4,082		3,603

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024								
Heated Area: 3162											
HX Base Yr											



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			8,650
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			444,543
SOH/AGL Deduction			0
ASSESSED VALUE			444,543
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			444,543
TOTAL JUST VALUE			444,543
NCON VALUE			379,543
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			15,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003795	CO	577,409	12/29/2023
B2307529	SFR	577,409	06/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/1887	1/24/2024	SW	Q	I	01	492,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HARY KEVIN MERRITT						
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	0	0	865.00	SF	10.00	10.00	100	2024	2023		100	8,650	

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

BUILDING NOTES									
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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	0		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							