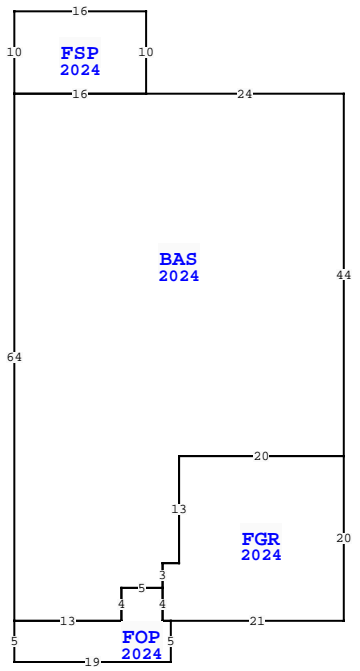




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31		HARDIE BRD	100
Roof Structur	03		GABLE/HIP	100
Roof Cover	03		COMP SHNGL	100
Interior Wall	05		DRYWALL	100
Interior Floo	11		CLAY TILE	50
Interior Floo	14		CARPET	50
Air Condition	03		CENTRAL	100
Heating Type	04		AIR DUCTED	100
Bedrooms			3	100
Bathrooms			2	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	2,126	100	2,126	220,062
FGR	414	55	228	23,600
FOP	115	30	34	3,519
FSP	160	40	64	6,625
TOTALS	2,815		2,452	253,807

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		253,807	2023	2023	0	0	0.00	100.00
					Heated Area: 2126	HX Base Yr 2024					



NASSAU COUNTY PROPERTY				PAGE 1 of 1
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	253,807			
TOTAL MARKET OB/XF VALUE	5,820			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	324,627			
SOH/AGL Deduction	141,083			
ASSESSED VALUE	183,544			
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE	133,544			
TOTAL JUST VALUE	324,627			
NCON VALUE	259,627			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	15,500			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004409	CO	391,923	12/14/2023
B23-08589	SFR_2124 HTD	391,923	07/05/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1271	12/22/2023	SW	Q	I	02	391,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ADAMS JOHN ALEXANDE						
2648/1207	6/16/2023	SW	Q	V	05	2,368,000
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	582.00	SF	10.00	10.00	100	2024	2023		100	5,820	

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=30,0] E16 E24 S44 W20 S13 W2 S3 W5 S4 W13 N64 \$
FGR=[YR=2024;ORIG=70,64] N20 W20 S13 W2 S3 S4 E1 E21 \$
FSP=[YR=2024;ORIG=30,0] E16 N10 W16 S10 \$
FOP=[YR=2024;ORIG=30,69] N5 E13 N4 E5 S4 E1 S5 W19 \$

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	000134	C	SFR POND	100		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							