



| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | NASSAU COUNTY PROPERTY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| CONSTRUCTION | | | | | | | | | | VALUATION SUMMARY | | | | | | | | | | PAGE 1 of 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELEMENT | CD | | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | <table border="1"> <tr> <td>VALUATION BY</td> <td colspan="9"></td> <td>STANDARD</td> </tr> <tr> <td>Tax Group: 4</td> <td colspan="9"></td> <td>Tax Dist:</td> <td colspan="9"></td> </tr> <tr> <td>BUILDING MARKET VALUE</td> <td colspan="9"></td> <td></td> <td>0</td> </tr> <tr> <td>TOTAL MARKET OB/XF VALUE</td> <td colspan="9"></td> <td></td> <td>0</td> </tr> <tr> <td>TOTAL LAND VALUE - MARKET</td> <td colspan="9"></td> <td></td> <td>65,000</td> </tr> <tr> <td>TOTAL MARKET VALUE</td> <td colspan="9"></td> <td></td> <td>65,000</td> </tr> <tr> <td>SOH/AGL Deduction</td> <td colspan="9"></td> <td></td> <td>0</td> </tr> <tr> <td>ASSESSED VALUE</td> <td colspan="9"></td> <td></td> <td>65,000</td> </tr> <tr> <td>TOTAL EXEMPTION VALUE</td> <td colspan="9"></td> <td></td> <td>0</td> </tr> <tr> <td>BASE TAXABLE VALUE</td> <td colspan="9"></td> <td></td> <td>65,000</td> </tr> <tr> <td>TOTAL JUST VALUE</td> <td colspan="9"></td> <td></td> <td>65,000</td> </tr> <tr> <td>NCON VALUE</td> <td colspan="9"></td> <td></td> <td>0</td> </tr> <tr> <td>INCOME VALUE</td> <td colspan="9"></td> <td></td> <td></td> </tr> <tr> <td>PREVIOUS YEAR MKT VALUE</td> <td colspan="9"></td> <td></td> <td>15,500</td> </tr> </table> | | | | | | | | | | VALUATION BY | | | | | | | | | | STANDARD | Tax Group: 4 | | | | | | | | | | Tax Dist: | | | | | | | | | | BUILDING MARKET VALUE | | | | | | | | | | | 0 | TOTAL MARKET OB/XF VALUE | | | | | | | | | | | 0 | TOTAL LAND VALUE - MARKET | | | | | | | | | | | 65,000 | TOTAL MARKET VALUE | | | | | | | | | | | 65,000 | SOH/AGL Deduction | | | | | | | | | | | 0 | ASSESSED VALUE | | | | | | | | | | | 65,000 | TOTAL EXEMPTION VALUE | | | | | | | | | | | 0 | BASE TAXABLE VALUE | | | | | | | | | | | 65,000 | TOTAL JUST VALUE | | | | | | | | | | | 65,000 | NCON VALUE | | | | | | | | | | | 0 | INCOME VALUE | | | | | | | | | | | | PREVIOUS YEAR MKT VALUE | | | | | | | | | | | 15,500 |
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| Tax Group: 4 | | | | | | | | | | Tax Dist: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| PREVIOUS YEAR MKT VALUE | | | | | | | | | | | 15,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DOR CODE 0000 VACANT | | | | | | | | | | | | | | | | | | | | <table border="1"> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> <tr> <td>230004186</td> <td></td> <td></td> <td>01/12/2024</td> </tr> <tr> <td>B23-08639</td> <td>SFR_ 1544 HTD</td> <td>289,896</td> <td>07/06/2023</td> </tr> </table> | | | | | | | | | | PERMIT NUM | DESCRIPTION | AMT | ISSUED | 230004186 | | | 01/12/2024 | B23-08639 | SFR_ 1544 HTD | 289,896 | 07/06/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| B23-08639 | SFR_ 1544 HTD | 289,896 | 07/06/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAP NUM MKT AREA 05 | | | | | | | | | | | | | | | | | | | | <table border="1"> <tr> <th colspan="10">SALES DATA</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> <tr> <td>2695/1028</td> <td>2/21/2024</td> <td>SW</td> <td>Q</td> <td>I</td> <td>01</td> <td>343,000</td> </tr> <tr> <td colspan="7">GRANTOR: LENNAR HOMES LLC</td> </tr> <tr> <td colspan="7">GRANTEE: CAMPBELL JAMES ROBE</td> </tr> <tr> <td>2648/1207</td> <td>6/16/2023</td> <td>SW</td> <td>Q</td> <td>V</td> <td>05</td> <td>2,368,000</td> </tr> <tr> <td colspan="7">GRANTOR: THREE RIVERS DEVELOPE</td> </tr> <tr> <td colspan="7">GRANTEE: LENNAR HOMES LLC</td> </tr> </table> | | | | | | | | | | SALES DATA | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 2695/1028 | 2/21/2024 | SW | Q | I | 01 | 343,000 | GRANTOR: LENNAR HOMES LLC | | | | | | | GRANTEE: CAMPBELL JAMES ROBE | | | | | | | 2648/1207 | 6/16/2023 | SW | Q | V | 05 | 2,368,000 | GRANTOR: THREE RIVERS DEVELOPE | | | | | | | GRANTEE: LENNAR HOMES LLC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | <table border="1"> <tr> <th>L N</th> <th>OB/XF CODE</th> <th>DESCRIPTION</th> <th>BLD CAP</th> <th>L</th> <th>W</th> <th>UNITS</th> <th>UT</th> <th>Adj R</th> <th>ADJ UNIT PRICE</th> <th>ORIG COND</th> <th>YEAR ON</th> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> | | | | | | | | | | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| REVIEW DATE 04/29/2024 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |