



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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	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													
DOR CODE		0000		VACANT										PERMIT NUM		DESCRIPTION		AMT		ISSUED									
MAP NUM				MKT AREA		05								CO240005755		PRIVATE PROVIDER		322,453		05/13/2024									
NEIGHBORHOOD/LOC		5020.00												B230016112				322,453		12/15/2023									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE										OFF RECORD Number		DATE		TYPE INST		Q / V / RSN CD		SALE PRICE							
														2712/1725		5/20/2024		SW Q		I / 02		374,500							
TOTALS														GRANTOR: LENNAR HOMES LLC															
EXTRA FEATURES														GRANTEE: KAPLAN EDITH ANN &															
														2680/1308		11/16/2023		SW Q		V / 05		1,712,000							
														GRANTOR: THREE RIVERS DEVELOPE															
														GRANTEE: LENNAR HOMES LLC															
														BLD DATE															
														XF DATE															
														LGL DATE															
														LAND DATE															
														AG DATE															
														INC DATE															
														01/16/2024															
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													
LAND DESCRIPTION										TOTAL OB/XF										0									
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	000000	C	VAC RES	0		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												
REVIEW DATE		04/30/2024		BY		TW		Total Acres: 0.00		Total Land Value: 65,000		Market: 0		Agricultural: 0		Common: 65,000		PRINTED 08/06/2024		BY		SYS							

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
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

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2712/1725	5/20/2024	SW Q	I	02	374,500	
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KAPLAN EDITH ANN &						
2680/1308	11/16/2023	SW Q	V	05	1,712,000	
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	