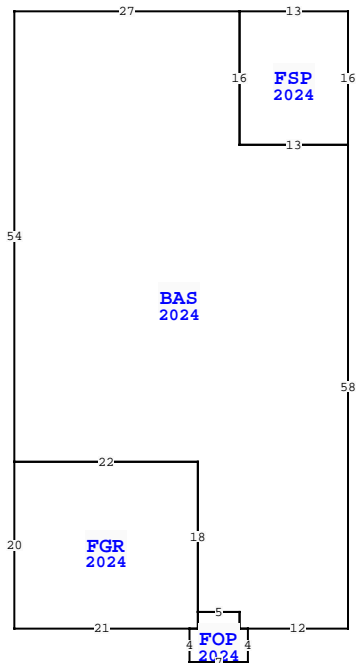


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	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	2,302	100	2,302
FGR	440	55	242
FOP	38	30	11
FSP	208	40	83
TOTALS	2,988		2,638
			275,460

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: 2302	HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			275,460
TOTAL MARKET OB/XF VALUE			6,000
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			346,460
SOH/AGL Deduction			0
ASSESSED VALUE			346,460
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			346,460
TOTAL JUST VALUE			346,460
NCON VALUE			281,460
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			15,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003949			01/10/2024
B2308297	SFR	421,807	06/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/1814	2/16/2024	SW	Q	I	02	391,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ROLLER FREDERICK WI						
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	0	0	600.00	SF	10.00	10.00	100	2024	2023		100	6,000	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=54,0] W27 S54 E22 S18 E5 S2 E1 E12 N58 W13 N16 \$	
FGR=[YR=2024;ORIG=27,74] E21 E1 N2 N18 W22 S20 \$	
FSP=[YR=2024;ORIG=54,16] E13 N16 W13 S16 \$	
FOP=[YR=2024;ORIG=49,74] N2 E5 S2 E1 S4 W7 N4 E1 \$	

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