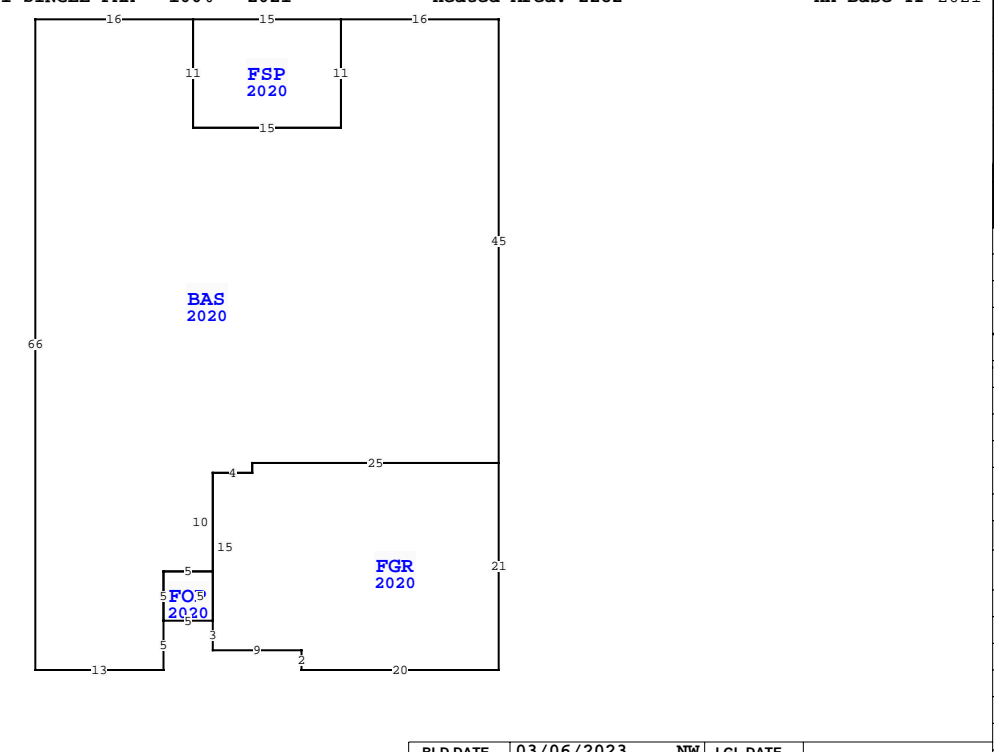


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,679	120.0528	114.05	305,540	2020	2020	0	0	1.00	99.00	



Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4077.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2,282	257,659
FGR	587	55	323	36,470
FOP	25	30	8	903
FSP	165	40	66	7,452
TOTALS	3,059		2,679	302,485

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		302,485
TOTAL MARKET OB/XF VALUE		15,964
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		393,449
SOH/AGL Deduction		77,128
ASSESSED VALUE		316,321
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		266,321
TOTAL JUST VALUE		393,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009362	CO ISSUED	0	11/16/2020
20003004	NEW CONSTR	310,459	05/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/1143	10/28/2020	SW	Q	I	01	320,000
GRANTOR: LENNAR HOMES LLC						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
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	879.00	SF	10.00	10.00	100	2020	2020	3	99	8,702	
2	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2020	2020	3	96	864	
3	0462	ST/AL FNC	0	100	0	688.00	SF	10.00	10.00	100	2020	2020	3	93	6,398	

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2020] W16 FSP=[YR=2020] W15 S11 E15 N11\$ S11 W15 N11 W16 S66 E13 N5 FOP=[YR=2020] E5 FGR=[YR=2020] S3 E9 S2 E20 N21 W25 S1 W4 S15\$ N5 W5 S5\$ N5 E5 N10 E4 N1 E25 N45\$.		

LAND DESCRIPTION																								
TOTAL OB/XF 15,964																								
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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							