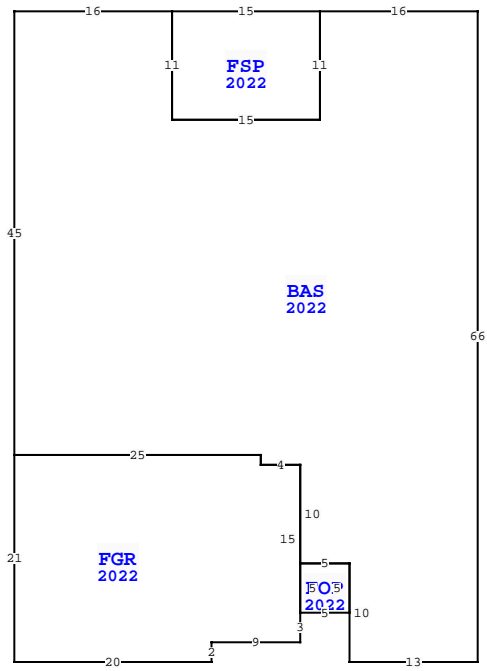


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	122.0688	115.97	310,684	2022	2022	0	0	0.00	100.00		

1 SINGLE FAM - 0% - 2023 Heated Area: 2282 HX Base Yr



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	264,644
FGR	587	55	323	37,458
FOP	25	30	8	928
FSP	165	40	66	7,654
TOTALS	3,059		2,679	310,684

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	1,089.00	SF	10.00	10.00	100	2022	2022	3	100	10,890	

BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		310,684
TOTAL MARKET OB/XF VALUE		10,890
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		396,574
SOH/AGL Deduction		0
ASSESSED VALUE		396,574
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		396,574
TOTAL JUST VALUE		396,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004780	CO ISSUED	0	06/21/2022
21004780	NEW CONSTR	330,894	05/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0702	6/22/2022	SW	Q	I	01	382,000

GRANTOR: LENNAR HOMES LLC
GRANTEE: HUYNH DAVID & JENNI
2504/1146 10/07/2021 SW U V 37 308,000
GRANTOR: AG ESSENTIAL HOUSING
GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W16 FSP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2022] S21 E20 N2 E9 N3 FOP=[YR=2022] E5N5W5S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10E13 N66\$.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							