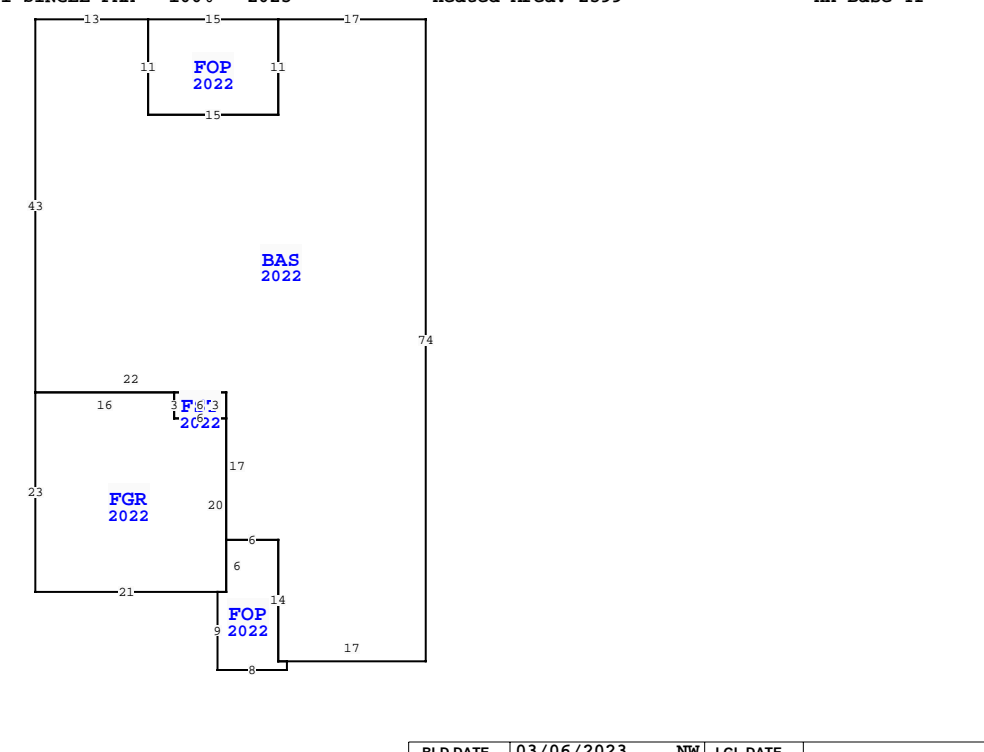


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,757	122.0688	115.97	319,729	2022	2022	0	0	0.00	100.00		



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	2,399	100	2,399	278,212
FGR	488	55	268	31,080
FOP	100	30	30	3,479
FOP	165	30	50	5,799
FST	18	55	10	1,160
TOTALS	3,170		2,757	319,729

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE		319,729		
TOTAL MARKET OB/XF VALUE		7,630		
TOTAL LAND VALUE - MARKET		75,000		
TOTAL MARKET VALUE		402,359		
SOH/AGL Deduction		4,399		
ASSESSED VALUE		397,960		
TOTAL EXEMPTION VALUE	13	397,960		
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		402,359		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		386,369		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011434	CO ISSUED	0	07/26/2022
21010993	NEW CONSTR	389,937	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/1749	7/27/2022	SW	Q	I	01	485,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: COOK TYECHIA ANDRIC						
2578/0930	6/07/2022	SW	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES														BLD DATE		LGL DATE		XF DATE		LAND DATE		AG DATE	
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	763.00	SF	10.00	10.00	100	2022	2022	3	100	7,630								

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W17 FOP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W13 S43 FGR=[YR=2022] S23 E21 FOP=[YR=2022] S9 E8 N1 W1 N14 W6 S6 W1\$ E1 N20 FST=[YR=2022] N3W6S3E6\$ W6N3W16\$ E22 S17 E6 S14 E17 N74\$.													

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							