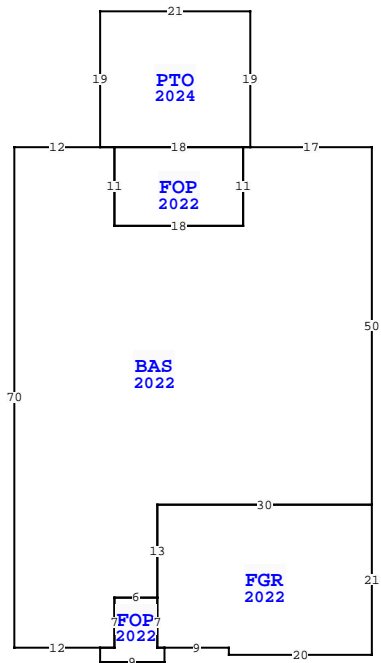


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	11	CLAY TILE	60	
Interior Floo	14	CARPET	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		3	100	
Frame	02	WOOD FRAME	100	
Stories		1.	100	
Units		0	100	
Occupancy	00	NONE	100	
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	2,660	100	2,660	289,993
FGR	620	55	341	37,176
FOP	60	30	18	1,962
FOP	198	30	59	6,432
PTO	399	5	20	2,180
TOTALS	3,937		3,098	337,744

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023		337,744	2022	2022	0	0	0.00	100.00
					Heated Area: 2660	HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			337,744
TOTAL MARKET OB/XF VALUE			15,633
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			428,377
SOH/AGL Deduction			6,761
ASSESSED VALUE			421,616
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			371,616
TOTAL JUST VALUE			428,377
NCON VALUE			16,147
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			402,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014036	SCRN ENCLSR	12,807	10/31/2023
22013304	CO ISSUED	0	08/30/2022
21015086	NEW CONSTR	439,081	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1389	8/30/2022	SW	Q	I	02	550,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: TATE STEPHEN RUDOLP						
2576/1835	7/06/2022	SW	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL 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	865.00	SF	10.00	10.00	100	2022	2022	3	100	8,650								
2	0911	SCRN RM A	0	100	19	399.00	SF	17.50	17.50	100	2024	2023		100	6,983								

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=0,0] W17 W1 S11 W18 N11 W2 W12 S70 E12 E2 N7 E6 N13 E30 N50 \$	
FGR=[YR=2022;ORIG=-29,70] E9 S1 E20 N21 W30 S13 S7 E1 \$	
FOP=[YR=2022;ORIG=-18,0] W18 S11 E18 N11 \$	
FOP=[YR=2022;ORIG=-38,70] S2 E9 N2 W1 N7 W6 S7 W2 \$	
PTO=[YR=2024;ORIG=-38,-19] E21 S19 W1 W18 W2 N19 \$	

LAND DESCRIPTION		TOTAL OB/XF															15,633							
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							