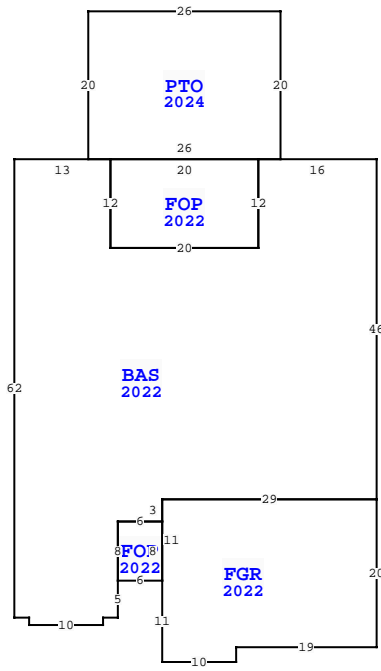


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	1.	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
BAS	2,266	100	2,266
FGR	600	55	330
FOP	48	30	14
FOP	240	30	72
PTO	520	5	26
TOTALS	3,674		2,708
			302,890

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,708	117.7344	111.85	302,890	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2266 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			302,890
TOTAL MARKET OB/XF VALUE			16,960
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			394,850
SOH/AGL Deduction			0
ASSESSED VALUE			394,850
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			344,850
TOTAL JUST VALUE			394,850
NCON VALUE			12,009
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			367,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009313	20X26 SCR N ENCL	17,284	07/20/2023
22018539	CO ISSUED	0	12/16/2022
22002103	NEW CONSTR	381,531	02/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/1292	11/25/2022	SW	Q	I	02	433,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FRAZIER GREGORY ALL						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
GRANTOR: AG ESSENTIAL HOUSING						
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	0			10.00	100	2022	2022	3	100	7,860	
2	0911	SCRN RM A	0	100	26	20			17.50	100	2024	2023	3	100	9,100	

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

BUILDING NOTES	
BAS=[YR=2022;ORIG=0,0] W16 S12 W20 N12 W13 S62 E2 S1 E10 N1 E2 N5 N8 E6 N3 E29 N46 \$	
FGR=[YR=2022;ORIG=-29,57] S11 E10 N2 E19 N20 W29 S11 \$	
FOP=[YR=2022;ORIG=-16,0] W20 S12 E20 N12 \$	
FOP=[YR=2022;ORIG=-35,57] E6 N8 W6 S8 \$	
PTO=[YR=2024;ORIG=-13,0] W26 N20 E26 S20 \$	

LAND DESCRIPTION		TOTAL OB/XF												16,960										
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			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							