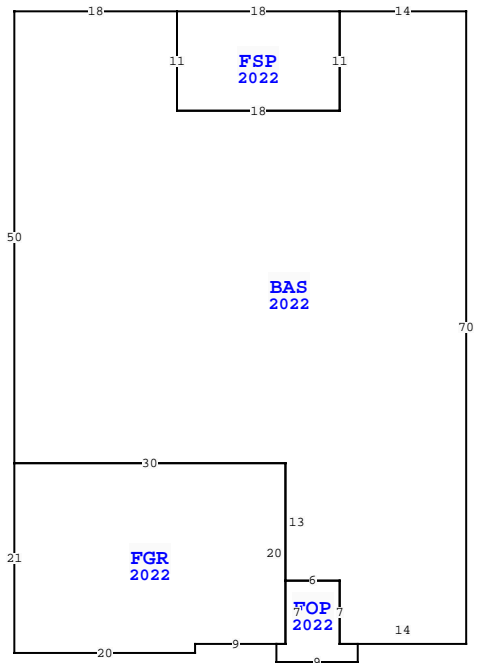


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	3,098	114.7608	109.02	337,744	2022	2022	0	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2024 Heated Area: 2660 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	2,660	100	2,660	289,993
FGR	620	55	341	37,176
FOP	60	30	18	1,962
FSP	198	40	79	8,613
TOTALS	3,538		3,098	337,744

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		337,744	
TOTAL MARKET OB/XF VALUE		58,875	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		471,619	
SOH/AGL Deduction		0	
ASSESSED VALUE		471,619	
TOTAL EXEMPTION VALUE	13	471,619	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		471,619	
NCON VALUE		50,485	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		404,250	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006844	POOL - NO DESC	76,588	05/24/2023
22018921	CO ISSUED	0	12/29/2022
22004727	NEW CONSTR	439,081	03/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2612/1961	1/11/2023	SW	Q	I	02	501,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BAILEY NIKETA LESHA						
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	839.00	SF	10.00	10.00	100	2022	2022	3	100	8,390	
2	0462	ST/AL FNC	0	100	0	528.00	SF	10.00	10.00	100	2024	2023		100	5,280	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	
4	0861	POOL GUNIT	0	100	0	447.00	SF	85.00	85.00	100	2024	2023		100	37,995	
5	0855	CONC PAVER	0	100	0	661.00	SF	10.00	10.00	100	2024	2023		100	6,610	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S2 E9 N2 W2 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$.	

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	DPTH 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							