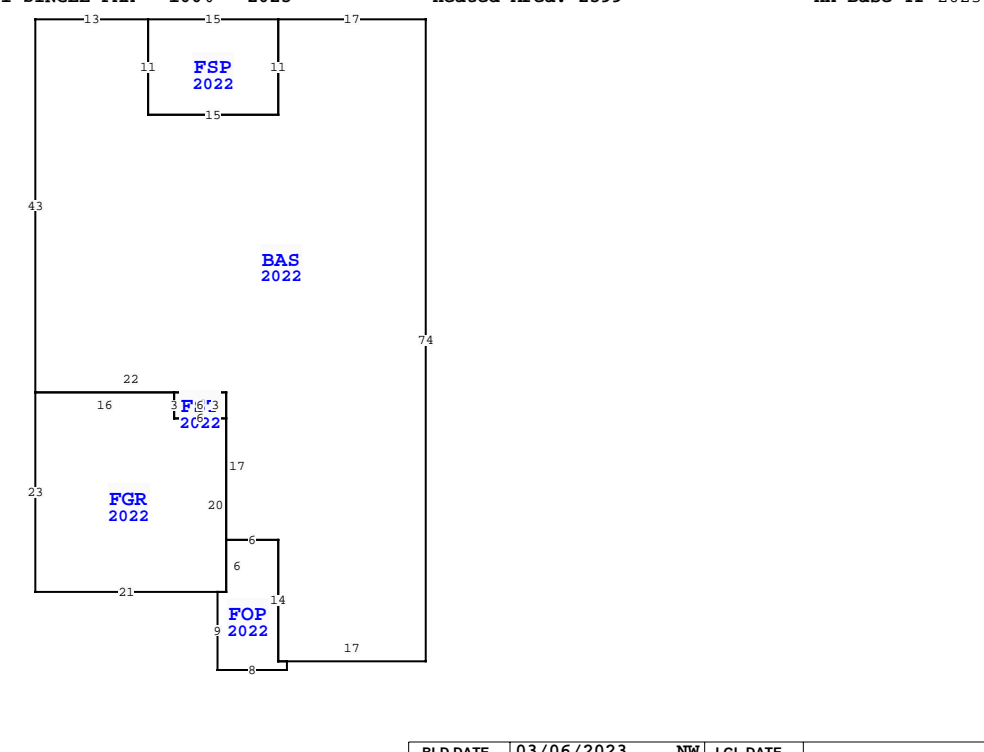


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,773	120.7584	114.72	318,119	2022	2022	0	0	0.00	100.00	



NEIGHBORHOOD/LOC				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,399	100	2,399	275,213
FGR	488	55	268	30,745
FOP	100	30	30	3,442
FSP	165	40	66	7,572
FST	18	55	10	1,147
TOTALS	3,170		2,773	318,119

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			318,119	
TOTAL MARKET OB/XF VALUE			6,650	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			399,769	
SOH/AGL Deduction			138,945	
ASSESSED VALUE			260,824	
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE			210,824	
TOTAL JUST VALUE			399,769	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			383,852	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017529	CO ISSUED	0	11/28/2022
22004501	NEW CONSTR	393,679	03/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/1265	11/23/2022	SW	Q	I	02	494,400
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BOTT STEVEN WAYNE &						
2590/0661	9/07/2022	SW	Q	V	05	231,000
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	665.00	SF	10.00	10.00	100	2022	2022	3	100	6,650	

LAND DESCRIPTION																								
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							

TOTAL OB/XF													6,650										
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BUILDING NOTES				
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BUILDING DIMENSIONS				
BAS=[YR=2022] W17 FSP=[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 S6W1\$ E1 N20 FST=[YR=2022] N3W6S3E6\$ W6N3 W16\$ E22 S17 E6 S14 E17 N74\$.				