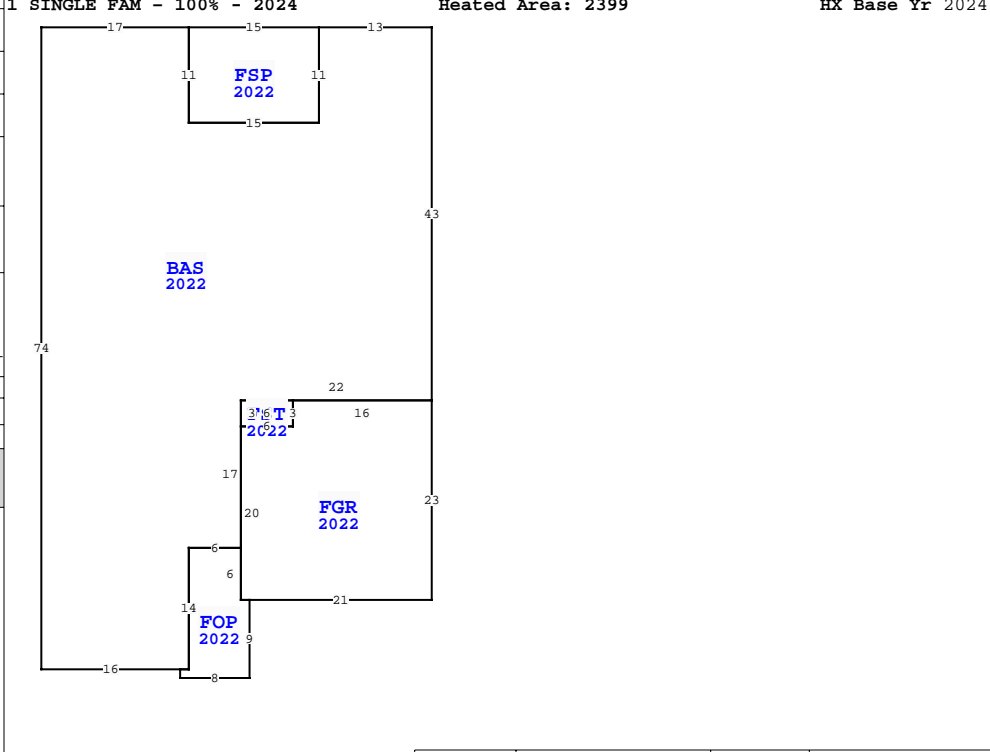


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	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



QUALITY	CD	QUALITY LEVEL		
04	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	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
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		318,119	
TOTAL MARKET OB/XF VALUE		7,140	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		400,259	
SOH/AGL Deduction		0	
ASSESSED VALUE		400,259	
TOTAL EXEMPTION VALUE	HX HB WX	55,000	
BASE TAXABLE VALUE		345,259	
TOTAL JUST VALUE		400,259	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,342	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018533	CO ISSUED	0	12/16/2022
22008104	NEW CONSTR	393,679	05/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0408	12/05/2022	SW	Q	I	01	490,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FUGELSAND KENNETH &						
2595/1570	10/06/2022	SW	U	V	37	1,000,800
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	714.00	SF	10.00	10.00	100	2022	2022	3	100	7,140	

BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
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BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
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BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
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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	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							