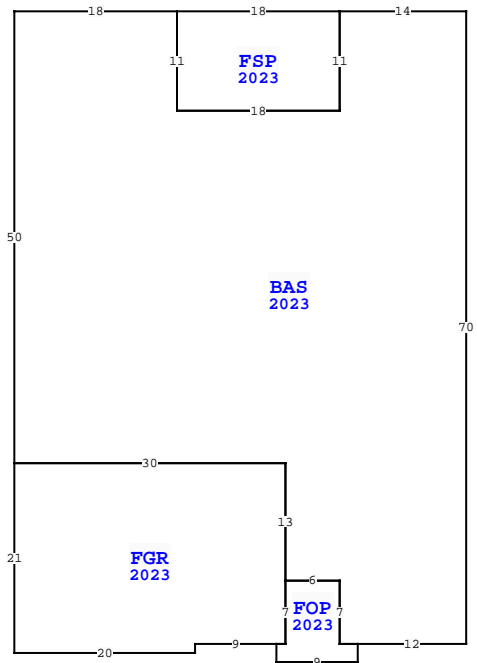


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		1.	1. 100
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	2,660	100	2,660
FGR	620	55	341
FOP	60	30	18
FSP	198	40	79
TOTALS	3,538		3,098

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2024											
Heated Area: 2660											
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			319,559
TOTAL MARKET OB/XF VALUE			12,240
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			406,799
SOH/AGL Deduction			0
ASSESSED VALUE			406,799
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			356,799
TOTAL JUST VALUE			406,799
NCON VALUE			331,799
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001086	CO ISSUED	0	01/25/2023
22007969	NEW CONSTR	427,484	05/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/0420	2/13/2023	SW	Q	I	02	480,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BOONE GREGORY & ANG						
2607/1241	12/07/2022	SW	U	V	37	615,900
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	1,224.00	SF	10.00	10.00	100	2023	2023		100	12,240	

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

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2023;ORIG=30,50] E30 S13 S7 W1 W9 S1 W20 N21 \$									
FOP=[YR=2023;ORIG=60,63] E6 S7 E2 S2 W9 N2 E1 N7 \$									
BAS=[YR=2023;ORIG=80,0] W14 S11 W18 N11 W18 S50 E30 S13 E6 S7 E2 E12 N70 \$									
FSP=[YR=2023;ORIG=48,0] E18 S11 W18 N11 \$									

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	DPHT 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							