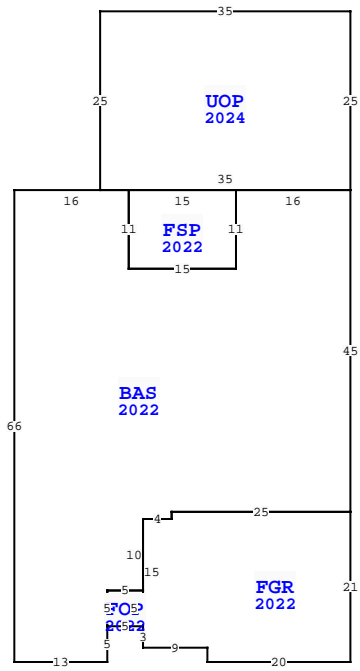


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	100	
Occupancy	00	NONE	100
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	2,282	100	2,282
FGR	587	55	323
FOP	25	30	8
FSP	165	40	66
UOP	875	20	175
TOTALS	3,934		2,854
			327,554

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023		327,554	2022	2022	0	0	0.00	100.00
					Heated Area: 2282						
						HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			327,554
TOTAL MARKET OB/XF VALUE			29,660
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			607,214
SOH/AGL Deduction			188,456
ASSESSED VALUE			418,758
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			368,758
TOTAL JUST VALUE			607,214
NCON VALUE			32,782
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			458,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008679	SCRN ENCL	29,085	07/07/2023
22017508	CO ISSUED	0	11/28/2022
22008055	NEW CONSTR	376,981	05/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0800	11/29/2022	SW	Q	I	01	644,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MANSFIELD CHARLES F						
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	1,042.00	SF	10.00	10.00	100	2022	2022	3	100	10,420	
2	0912	SCRN RM G	0	100	35	875.00	SF	20.00	20.00	100	2024	2023		100	17,500	
3	0855	CONC PAVER	0	100	0	174.00	SF	10.00	10.00	100	2024	2023		100	1,740	

BLD DATE	03/06/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/17/2024
INC DATE			AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=0,0] W16 S11 W15 N11 W16 S66 E13 N5 N5 E5 N10 E4 N1 E25 N45 \$	
FGR=[YR=2022;ORIG=-29,61] S3 E9 S2 E20 N21 W25 S1 W4 S15 \$	
FSP=[YR=2022;ORIG=-16,0] W15 S11 E15 N11 \$	
FOP=[YR=2022;ORIG=-34,61] E5 N5 W5 S5 \$	
UOP=[YR=2024;ORIG=0,0] W35 N25 E35 S25 \$	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.25	200,000.00	250,000.00	250,000							