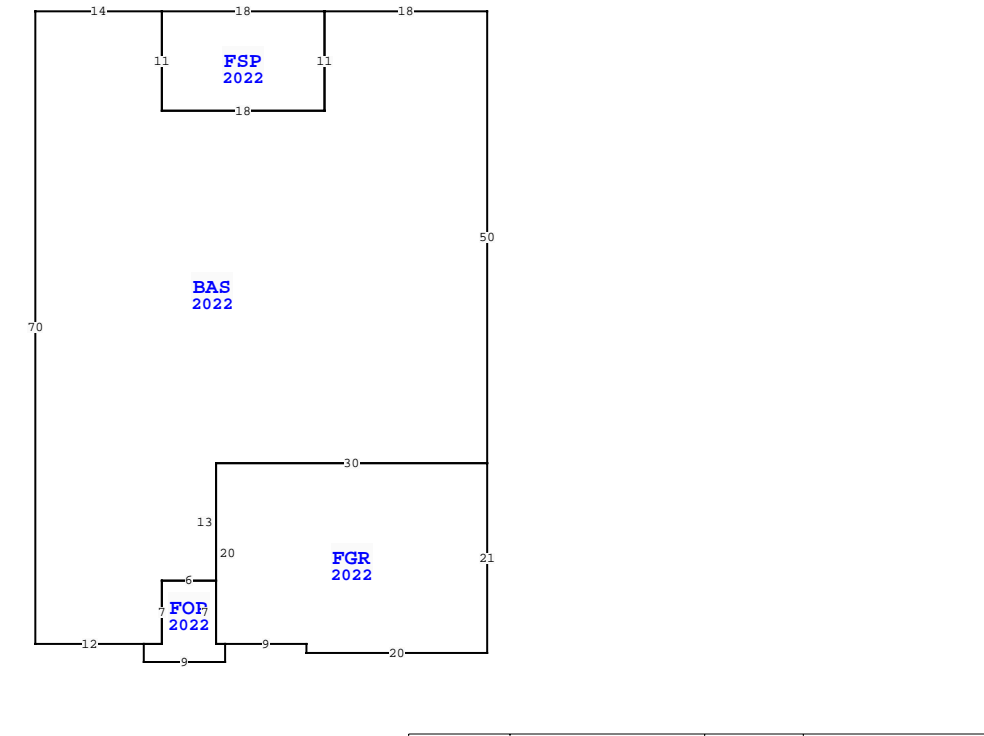


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	3,098	114.7608	109.02	337,744	2022	2022	0	0	0.00	100.00		



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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			337,744
TOTAL MARKET OB/XF VALUE			8,190
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			545,934
SOH/AGL Deduction			231,507
ASSESSED VALUE			314,427
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			264,427
TOTAL JUST VALUE			545,934
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			429,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006082	NEW SCREEN ENCLOS	15,500	05/21/2024
22017968	CO ISSUED	0	12/07/2022
22006867	NEW CONSTR	439,055	05/03/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0295	11/29/2022	SW	Q	I	01	481,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FISCHER TENANCY BY						
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	819.00	SF	10.00	10.00	100	2022	2022	3	100	8,190	

BUILDING NOTES			
BLD DATE 03/06/2023 NW LGL DATE 05/17/2024 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS			
BAS=[YR=2022] W18 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 S70 E12 FOP=[YR=2022] S2 E9 N2 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1\$ W1 N7 W6 S7 W2\$ E2 N7 E6 N13 E30 N50\$.			

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	1.00	200,000.00	200,000.00	200,000							