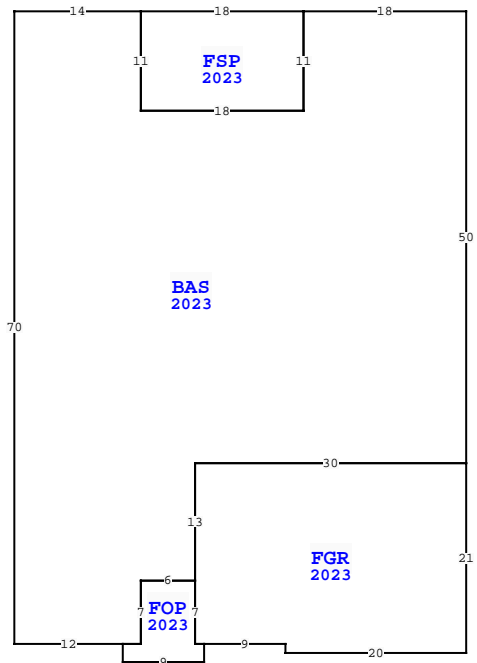


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
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	SINGLE FAM	- 0%	- 2024								
Heated Area: 2660						HX Base Yr					



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		332,075	
TOTAL MARKET OB/XF VALUE		7,870	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		539,945	
SOH/AGL Deduction		0	
ASSESSED VALUE		539,945	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		539,945	
TOTAL JUST VALUE		539,945	
NCON VALUE		339,945	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		100,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001722	CO ISSUED	0	02/08/2023
22008536	NEW CONSTR	427,484	06/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0682	2/24/2023	SW	Q	I	01	485,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SIMPSON DONALD & KE						
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	0	0	787.00	SF	10.00	10.00	100	2023	2023		100	7,870	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=80,0] W18 S11 W18 N11 W14 S70 E12 E2 N7 E6 N13 E30 N50 \$	
FSP=[YR=2023;ORIG=44,0] E18 S11 W18 N11 \$	
POP=[YR=2023;ORIG=44,63] E6 S7 E1 S2 W9 N2 E2 N7 \$	
FGR=[YR=2023;ORIG=50,50] E30 S21 W20 N1 W9 W1 N7 N13 \$	

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	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							