



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,600	100	2,600	353,007
FGR	441	55	243	32,992
FOP	135	30	40	5,431
FOP	228	30	68	9,232
TOTALS	3,404		2,951	400,664

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,951	108.6687	135.84	400,864	2022	2022	0	0	0.05	99.95
1 SNGL FAM - 100% - 2024 Heated Area: 2600 HX Base Yr 2024											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,796.00	SF	4.00	4.00	100	2022
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			400,664
TOTAL MARKET OB/XF VALUE			9,609
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			470,273
SOH/AGL Deduction			77,093
ASSESSED VALUE			393,180
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			343,180
TOTAL JUST VALUE			470,273
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			451,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010452	CO ISSUED	0	08/01/2022
21016163	NEW CONSTR	421,622	11/19/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2631/255	4/05/2023	SW	Q	I	01
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: SMITH JOHN & GERALD					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W21 S19 FOP=[YR=2022] N12 W19 S12 E19\$ W19 N12 W14 S63 E12 N3 FOP=[YR=2022] E19 FGR=[YR=2022] S1 E21 N21 W21 S20\$ N10 W8 S5 W11 S5\$ N5 E11 N5 E8 N10 E23 N47\$.											