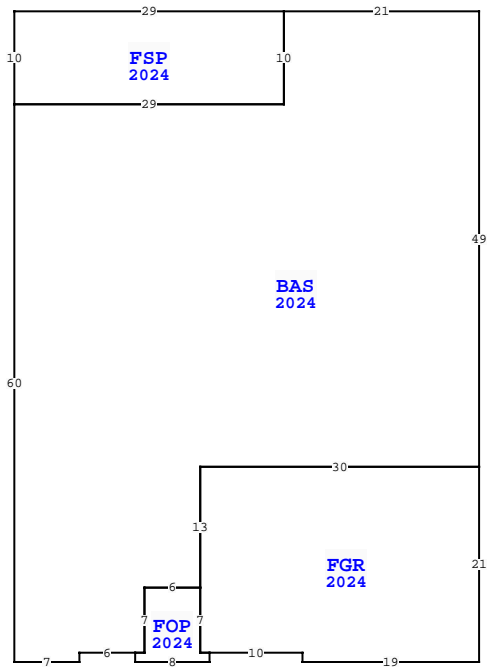


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5022.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,525	100	2024
FGR	619	55	2024
FOP	50	30	2024
FSP	290	40	2024
TOTALS	3,484		
			2,996
			389,899

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 0%	- 2025								
				Heated Area: 2525			HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			389,899
TOTAL MARKET OB/XF VALUE			6,048
TOTAL LAND VALUE - MARKET			68,000
TOTAL MARKET VALUE			463,947
SOH/AGL Deduction			0
ASSESSED VALUE			463,947
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			463,947
TOTAL JUST VALUE			463,947
NCON VALUE			395,947
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002343	NSFR	467,659	02/28/2024
B23-12025	SFR	467,659	09/20/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/927	6/30/2025	SW Q	Q	I	01	579,900
GRANTOR: MARONDA HOMES LLC OF						
GRANTEE: FLETCHER SCOTT CORY						
2635/155	4/28/2023	SW Q	Q	V	05	507,500
GRANTOR: JKS LAND LLC						
GRANTEE: MARONDA HOMES LLC O						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=10,20] E29 N10 E21 S49 W30 S13 W6 S7 W1 W6 S1 W7 N60 \$	
FGR=[YR=2024;ORIG=30,59] E30 S21 W19 N1 W10 W1 N7 N13 \$	
FSP=[YR=2024;ORIG=39,20] W29 N10 E29 S10 \$	
FOP=[YR=2024;ORIG=24,72] E6 S7 E1 S1 W8 N1 E1 N7 \$	

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	0811	CONCRETE B	0	0	0	0		5.20	100	2024	2024		100	6,048	

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	000100	C	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	68,000.00	68,000.00	68,000							