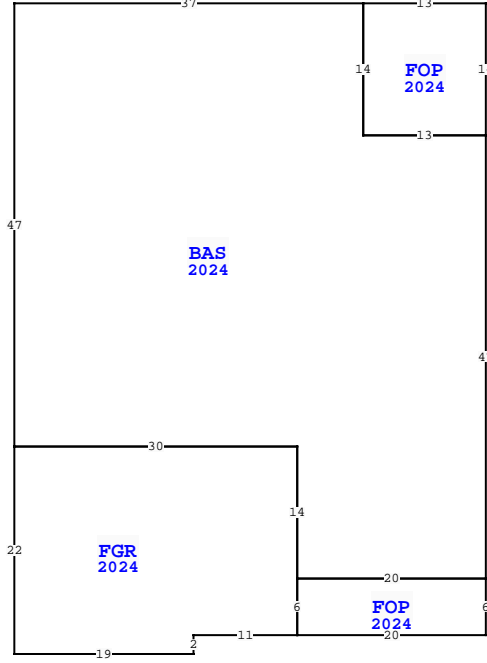


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,448	100	2024
FGR	638	55	2024
FOP	120	30	2024
FOP	182	30	2024
TOTALS	3,388		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2025								
				Heated Area: 2448							
					HX Base Yr 2025						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			376,105
TOTAL MARKET OB/XF VALUE			8,523
TOTAL LAND VALUE - MARKET			68,000
TOTAL MARKET VALUE			452,628
SOH/AGL Deduction			0
ASSESSED VALUE			452,628
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			401,906
TOTAL JUST VALUE			452,628
NCON VALUE			384,628
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007028	NSFR (T) 3410 (H)	459,157	06/13/2024
240007028	CO		06/13/2024
B230014067		459,157	11/01/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/424	6/14/2024	SW	Q	I	01	482,800
GRANTOR: MARONDA HOMES LLC						
GRANTEE: GAZARYANTS ANAIT GE						
2647/1342	6/07/2023	SW	Q	V	05	219,100
GRANTOR: FLORIDA 635 LLC						
GRANTEE: MARONDA 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	0811	CONCRETE B	0	100	0	0			5.20	100	2024	2024		100	8,523	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=10,10] E37 S14 E13 S47 W20 N14 W30 N47 \$	
FOP=[YR=2024;ORIG=47,24] E13 N14 W13 S14 \$	
FGR=[YR=2024;ORIG=40,57] W30 S22 E19 N2 E11 N6 N14 \$	
POP=[YR=2024;ORIG=40,71] E20 S6 W20 N6 \$	

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	000135	C	RES NATURAL	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	68,000.00	68,000.00	68,000							