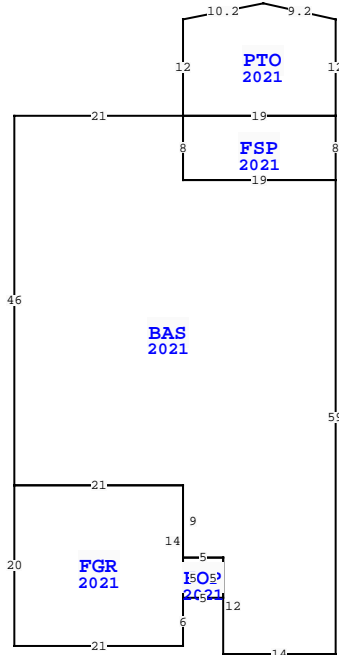


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC		5020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,027	100	2021
FGR	420	55	2021
FOP	25	30	2021
FSP	152	40	2021
PTO	247	5	2021
TOTALS	2,871		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	-	100%	-	2022						
Heated Area: 2027						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			286,163
TOTAL MARKET OB/XF VALUE			11,823
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			362,986
SOH/AGL Deduction			59,942
ASSESSED VALUE			303,044
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			252,322
TOTAL JUST VALUE			362,986
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010589	CO ISSUED	0	04/20/2021
20010589	NEW CONSTR	273,052	11/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/0986	4/29/2021	SW	Q	I	01	315,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: WOODARD CHRISTINE &						
2394/1755	9/23/2020	SW	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2021] U2 L9 D2 L10 S12 BAS=[YR=2021] W21 S46	
FGR=[YR=2021] S20 E21 N6 FOP=[YR=2021] E5 N5 W5 S5\$ N14 W21\$	
E21 S09 E5 S12 E14 N59 FSP=[YR=2021] N8 W19 S8 E19\$ W19 N8\$	
E19 N12\$.	

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 PAVR	0	100	0	624.00	SF	10.00	10.00	100	2021	2021	3	99	6,178	
2	0462	ST/AL FNC	0	100	24	576.00	SF	10.00	10.00	100	2021	2021	3	93	5,357	
3	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

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		PUD	55.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							