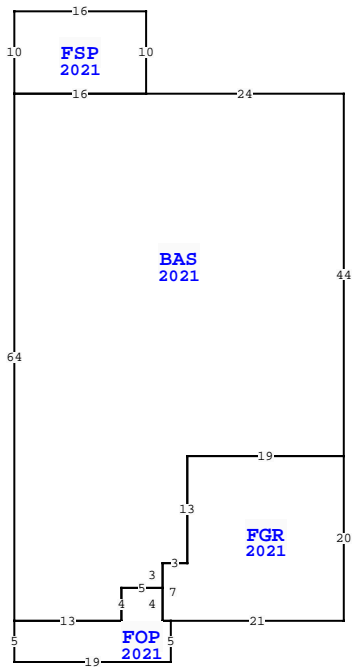


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
BAS	2,139	100
FGR	401	55
FOP	115	30
FSP	160	40
TOTALS	2,815	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,458	115.7184	115.72	284,440	2021	2021	0	0	1.00	99.00		
1 SINGLE FAM - 0% - 0 Heated Area: 2139 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			281,596
TOTAL MARKET OB/XF VALUE			5,396
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			351,992
SOH/AGL Deduction			0
ASSESSED VALUE			351,992
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			351,992
TOTAL JUST VALUE			351,992
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			326,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007266	CO ISSUED	0	12/28/2021
21007266	NEW CONSTR	305,452	06/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/1971	12/30/2021	SW	Q	I	02	355,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LISTON WENDY J & JA						
2394/1755	9/23/2020	SW	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
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	545.00	SF	10.00	10.00	100	2021	2021	3	99	5,396	

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2021] W24 FSP=[YR=2021] N10 W16 S10 E16\$ W16 S64 FOP=[YR=2021] S5 E19 N5 FGR=[YR=2021] E21 N20 W19 S13 W3 S7 E1\$ W1 N4 W5 S4 W13\$ E13 N4 E5 N3 E3 N13 E19 N44\$.													

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	0		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							