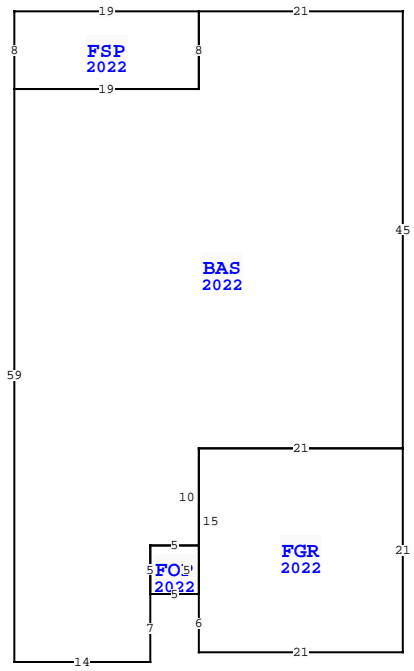


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	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	2,006	100	2022
FGR	441	55	2022
FOP	25	30	2022
FSP	152	40	2022
TOTALS	2,624		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,318	121.8336	121.83	282,402	2022	2022	0	0	0.55	99.45
1 SINGLE FAM - 100% - 2023										Heated Area: 2006	
										HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			280,849
TOTAL MARKET OB/XF VALUE			13,944
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			359,793
SOH/AGL Deduction			18,398
ASSESSED VALUE			341,395
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			290,673
TOTAL JUST VALUE			359,793
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005882	CO ISSUED	0	04/14/2022
21009599	NEW CONSTR	291,045	07/21/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2733/1921	7/23/2024	WD	U	I	11	100
GRANTOR: MATSON DENISE KATHYRN						
GRANTEE: MATSON REVOCABLE LI						
2556/1650	4/19/2022	SW	Q	I	01	355,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MATSON DENISE KATHR						

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	0		687.00	10.00	100	2022	2022	3	99	6,801
2	0462	ST/AL FNC	0	100	138	0		690.00	SF 10.00	100	2022	2022	3	95	6,555
3	0463	FENCE GATE	0	100	0	0		2.00	UT 300.00	100	2022	2022	3	98	588

TOTAL OB/XF										13,944					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2022] W21 FSP=[YR=2022] W19 S8 E19 N8\$ S8 W19 S59 E14 N7 FOP=[YR=2022] E5 FGR=[YR=2022] S6 E21 N21 W21 S15\$ N5 W5 S5\$ N5 E5 N10 E21 N45\$.									

LAND DESCRIPTION										TOTAL OB/XF										13,944					
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	000134	C	RES POND	100		PUD	57.00	123.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								