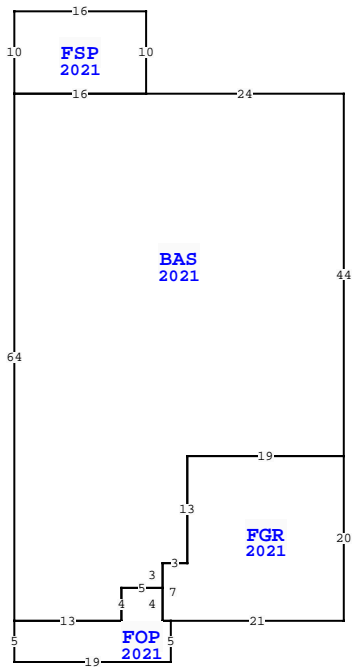


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	YEAR
BAS	2,139	100	2021
FGR	401	55	2021
FOP	115	30	2021
FSP	160	40	2021
TOTALS	2,815		

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%	- 2023								
Heated Area: 2139						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			281,596
TOTAL MARKET OB/XF VALUE			3,707
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			350,303
SOH/AGL Deduction			18,333
ASSESSED VALUE			331,970
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			281,248
TOTAL JUST VALUE			350,303
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006006	CO ISSUED	0	01/24/2022
21006006	NEW CONSTR	305,452	05/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2534/0294	1/22/2022	SW Q	Q	I	01	350,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: JEWETT RICHARD BOWE						
2394/1755	9/23/2020	SW Q	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	
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\$.	

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	2021	2021	3	99	3,707	

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	000134	C	RES POND	100		PUD	50.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							