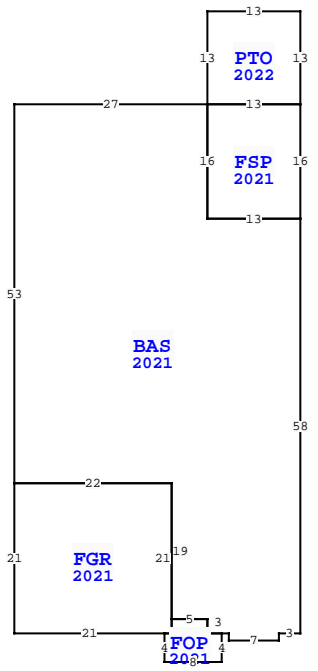


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	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	2,287	100	2021
FGR	462	55	2021
FOP	42	30	2021
FSP	208	40	2021
PTO	169	5	2022
TOTALS	3,168		

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:	2287							
				HX Base Yr								



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			305,663
TOTAL MARKET OB/XF VALUE			3,156
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			373,819
SOH/AGL Deduction			20,288
ASSESSED VALUE			353,531
TOTAL EXEMPTION VALUE	13		353,531
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			373,819
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004687	CO ISSUED	0	12/22/2021
21004687	NEW CONSTR	329,670	04/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/1613	12/27/2021	SW	Q	I	01	380,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ORTIZ REINALDO LUIS						
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=2022] N13 W13 S13 E13\$ FSP=[YR=2021] W13	
BAS=[YR=2021] W27 S53 FGR=[YR=2021] S21 E21 FOP=[YR=2021] S4	
E8 N4 W2 N2 W5 S2 W1\$ E1 N21 W22\$ E22 S19 E5 S2 E3 S1 E7 N1	
E3 N58 W13 N16\$ S16 E13 N16\$.	

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
1	0811	CONCRETE B	0	100	0	613.00	SF	5.20	5.20	100	2021	2021
										3	99	3,156

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	122.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								