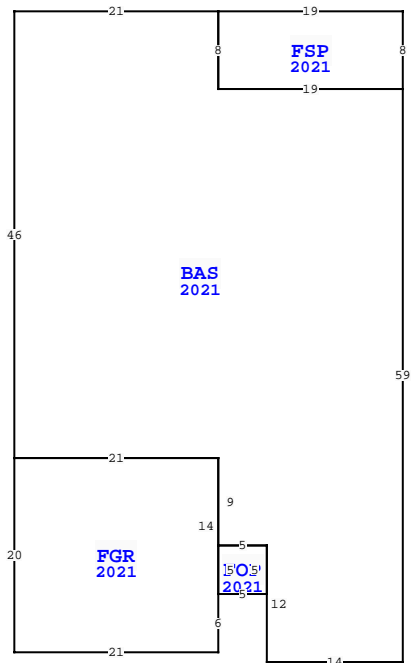


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
TOTALS	2,624		

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			284,695
TOTAL MARKET OB/XF VALUE			6,515
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			356,210
SOH/AGL Deduction			57,056
ASSESSED VALUE			299,154
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			248,432
TOTAL JUST VALUE			356,210
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002282	CO ISSUED	0	11/18/2021
21002282	NEW CONSTR	275,779	02/25/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/1683	11/24/2021	SW	Q	I	01	340,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MORALES LISA ELAINE						
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	NOTES
1	0855	CONC PAVER	0	100	0	45.00	SF	10.00	10.00	446
2	0855	CONC PAVER	0	100	3	9.00	SF	10.00	10.00	89
3	0855	CONC PAVER	0	100	0	604.00	SF	10.00	10.00	5,980

TOTAL OB/XF										6,515														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	110.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2021] W19 BAS=[YR=2021] W21 S46 FGR=[YR=2021] S20 E21 N6 FOP=[YR=2021] E5 N5 W5 S5\$ N14 W21\$ E21 S9 E5 S12 E14 N59 W19 N8\$ S8 E19 N8\$.	

LAND DESCRIPTION		TOTAL OB/XF																							6,515
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	110.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								