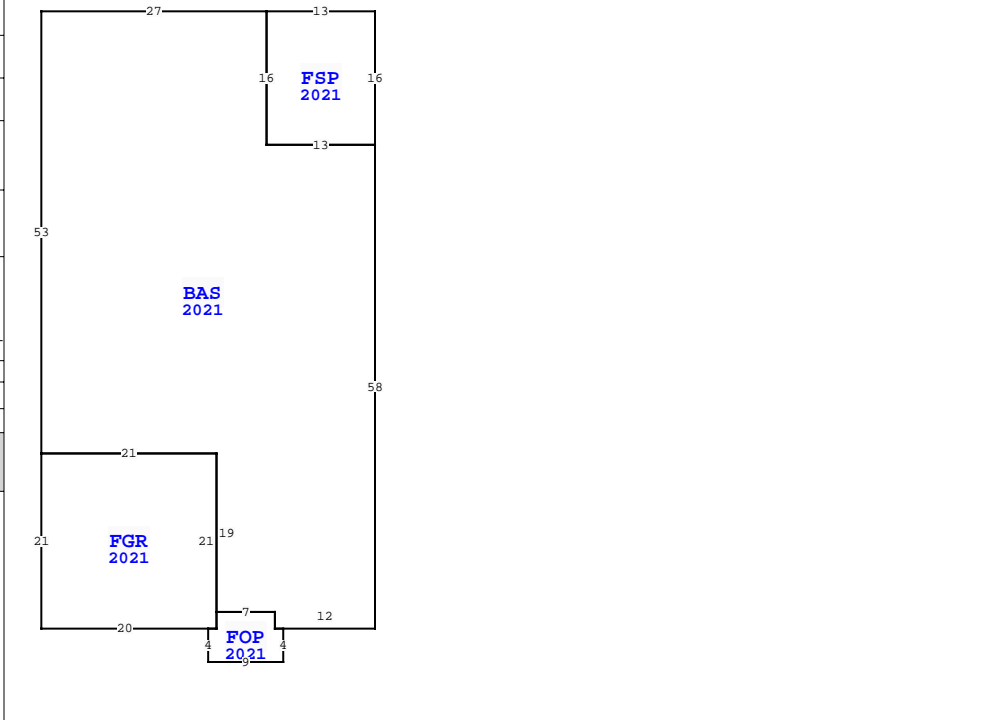


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,638	118.9440	118.94	313,764	2021	2021	0	0	0	1.05	98.95

1 SINGLE FAM - 100% - 2023 Heated Area: 2297 HX Base Yr 2023



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,297	100	2021	2,297	270,336
FGR	441	55	2021	243	28,599
FOP	50	30	2021	15	1,765
FSP	208	40	2021	83	9,768
TOTALS	2,996			2,638	310,469

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	310,469			
TOTAL MARKET OB/XF VALUE	10,207			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	385,676			
SOH/AGL Deduction	40,713			
ASSESSED VALUE	344,963			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	294,241			
TOTAL JUST VALUE	385,676			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	357,590			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001829	CO ISSUED	0	09/28/2021
21001829	NEW CONSTR	311,509	02/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2503/1832	10/08/2021	SW Q	Q	I	01	333,400

GRANTOR: LENNAR HOMES LLC
 GRANTEE: NEWHART SANDEE B &
 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	100	0	0			10.00	100	2021	2021	3	99	5,999	
2	0855	CONC PAVER	0	100	0	0			10.00	100	2022	2022	3	99	4,208	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2021] W13 BAS=[YR=2021] W27 S53 FGR=[YR=2021] S21 E20 FOP=[YR=2021] S4 E9 N4 W1 N2 W7 S2 W1\$ E1 N21 W21\$ E21 S19 E7 S2 E12 N58 W13 N16\$ S16 E13 N16\$.	

LAND DESCRIPTION										TOTAL OB/XF										10,207				
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	56.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							