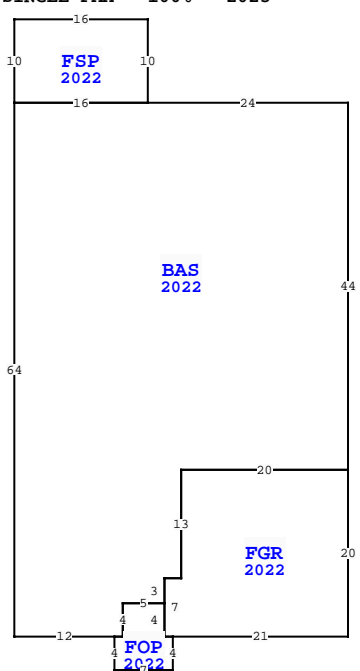




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
BAS	2,126	100
FGR	414	55
FOP	48	30
FSP	160	40
TOTALS	2,748	2,432

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												
1 SINGLE FAM - 100% - 2023 Heated Area: 2126 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			289,098
TOTAL MARKET OB/XF VALUE			6,999
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			361,097
SOH/AGL Deduction			20,043
ASSESSED VALUE			341,054
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			290,332
TOTAL JUST VALUE			361,097
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010020	CO ISSUED	0	06/30/2022
21007208	NEW CONSTR	304,093	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/1260	6/29/2022	SW	Q	I	01	367,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CAUSER JACQUELINE M						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
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=2022] W24 FSP=[YR=2022] N10 W16 S10 E16\$ W16 S64 E12 FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E21 N20 W20 S13 W2 S7 E1\$ W1 N4 W5 S4 W1\$ E1 N4 E5 N3 E2 N13 E20 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	0855	CONC PAVER	0	100	0	707.00	SF	10.00	10.00	100	2022	2022	3	99	6,999	

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	000100	C	RES	100		PUD	67.00	123.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							