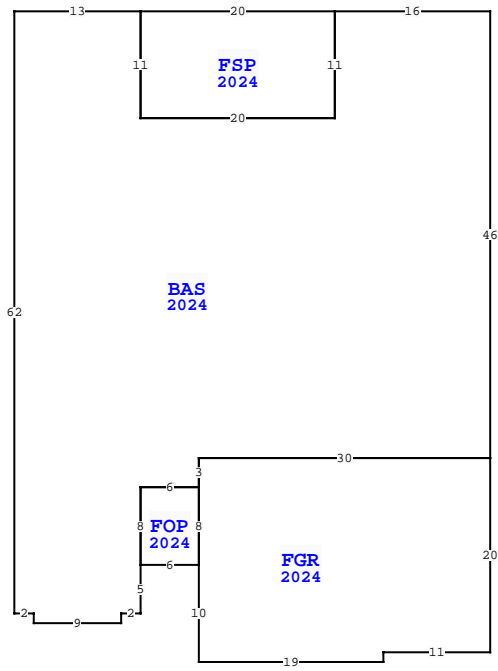


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,269	100	2024
FGR	619	55	2024
FOP	48	30	2024
FSP	220	40	2024
TOTALS	3,156		

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%	- 2024								
Heated Area: 2269					HX Base Yr 2024						



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			295,391
TOTAL MARKET OB/XF VALUE			8,840
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			364,231
SOH/AGL Deduction			0
ASSESSED VALUE			364,231
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			313,509
TOTAL JUST VALUE			364,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2204215	CO		05/15/2023
22004215	NEW CONSTR	381,531	03/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2731/299	8/07/2024	LE U		I	11	100

GRANTOR: MACERI RONALD PETER &  
 GRANTEE: NICHOLS JAMIE  
 2642/1147 5/22/2023 SW Q I 02 390,300  
 GRANTOR: LENNAR HOMES LLC  
 GRANTEE: MACERI RONALD PETER

BUILDING NOTES	
BAS=[YR=2024;ORIG=69,30] W16 S11 W20 N11 W13 S62 E2 S1 E9 N1 E2 N5 N8 E6 N3 E30 N46 \$ FGR=[YR=2024;ORIG=69,76] W30 S3 S8 S10 E19 N1 E11 N20 \$ FSP=[YR=2024;ORIG=53,30] W20 S11 E20 N11 \$ FOP=[YR=2024;ORIG=39,79] W6 S8 E6 N8 \$	

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	884.00	SF	10.00	10.00	100	2024	2023		100	8,840	

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	60.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							