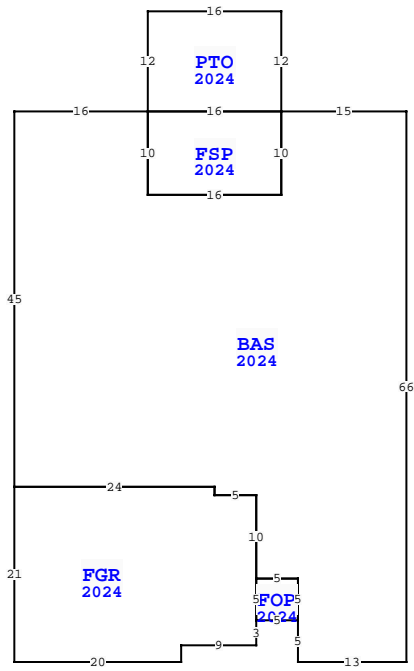


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	2,288	100	2024
FGR	586	55	2024
FOP	25	30	2024
FSP	160	40	2024
PTO	192	5	2024
TOTALS	3,251		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,692	111.8400	111.84	301,073		2023	2023	0	0	100.00
1 SINGLE FAM - 100% - 2024											
					Heated Area: 2288						
					HX Base Yr 2024						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		301,073	
TOTAL MARKET OB/XF VALUE		12,069	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		373,142	
SOH/AGL Deduction		0	
ASSESSED VALUE		373,142	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		322,420	
TOTAL JUST VALUE		373,142	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,195	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-11878	SCREEN ENCLOSURE	6,382	09/18/2023
C2203950	CO		04/17/2023
22003950	NEW CONSTR	376,981	03/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/1609	4/26/2023	SW	Q	I	02	439,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CARR JOSEPH & JEAN						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
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	881.00	SF	10.00	10.00	100	2024	2023		100	8,810	
2	0911	SCRN RM A	0	100	16	192.00	SF	17.50	17.50	100	2024	2023		97	3,259	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BAS=[YR=2024;ORIG=20,30] E16 S10 E16 N10 E15 S66 W13 N5 N5 W5 N10 W5 N1 W24 N45 \$	
FGR=[YR=2024;ORIG=20,75] E24 S1 E5 S10 S5 S3 W9 S2 W20 N21 \$	
PTO=[YR=2024;ORIG=36,30] E16 N12 W16 S12 \$	
FSP=[YR=2024;ORIG=36,30] E16 S10 W16 N10 \$	
FOP=[YR=2024;ORIG=49,86] E5 S5 W5 N5 \$	

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							