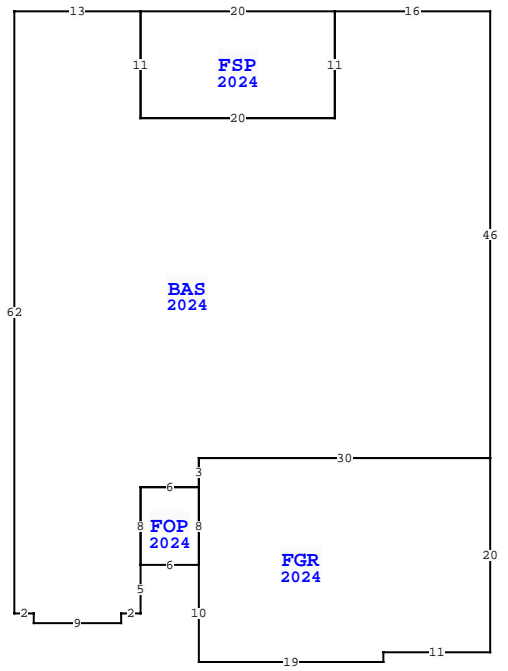


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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%	- 2025								
Heated Area: 2269										HX Base Yr 2025	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			295,391
TOTAL MARKET OB/XF VALUE			3,028
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			358,419
SOH/AGL Deduction			0
ASSESSED VALUE			358,419
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			302,697
TOTAL JUST VALUE			358,419
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			348,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2206583	CO		05/05/2023
22006583	NEW CONSTR	381,531	04/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/1212	5/23/2023	SW Q	Q	I	01	415,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BENDER JEFFREY A						
2541/0731	2/18/2022	SW Q	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	0850	PEBBLE WLK	0	100	0	0			3.50	100	2024	2023		100	3,028	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
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 \$														

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							