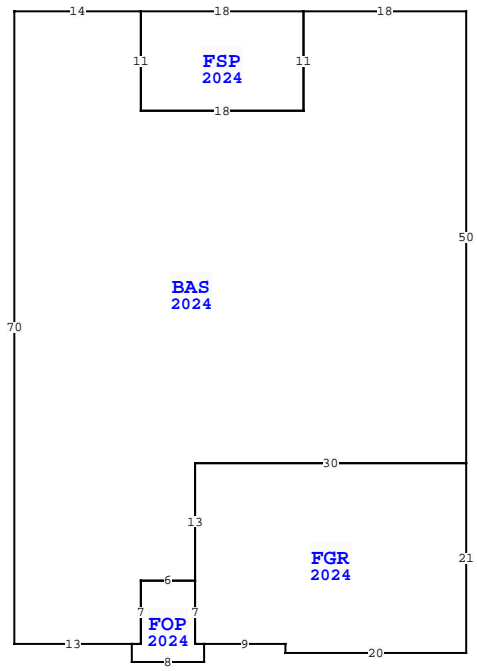


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,660	100	2024
FGR	620	55	2024
FOP	58	30	2024
FSP	198	40	2024
TOTALS	3,536		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024								
Heated Area: 2660						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			329,087
TOTAL MARKET OB/XF VALUE			9,840
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			398,927
SOH/AGL Deduction			0
ASSESSED VALUE			398,927
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			398,927
TOTAL JUST VALUE			398,927
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			387,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003912	CO ISSUED	0	03/09/2023
22003912	NEW CONSTR	439,410	03/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0666	3/24/2023	SW	Q	I	01	453,300

GRANTOR: LENNAR HOMES LLC
 GRANTEE: YELDELL HAROLD STEP
 2541/0731 2/18/2022 SW Q V 05 3,603,900
 GRANTOR: THREE RIVERS DEVELOPE
 GRANTEE: LENNAR HOMES LLC

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=20,30] E14 S11 E18 N11 E18 S50 W30 S13 W6 S7 W1 W13 N70 \$	
FGR=[YR=2024;ORIG=40,80] E30 S21 W20 N1 W9 W1 N7 N13 \$	
FSP=[YR=2024;ORIG=34,30] E18 S11 W18 N11 \$	
FOP=[YR=2024;ORIG=34,93] E6 S7 E1 S2 W8 N2 E1 N7 \$	

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 PAVR	0	0	0	0		984.00	SF	10.00				9,840	

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