

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		2,711	108.9600	108.96	295,391		2023		0	0	0.00	100.00

1 SINGLE FAM - 0% - 2024 Heated Area: 2269 HX Base Yr

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			8,950
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			364,341
SOH/AGL Deduction			0
ASSESSED VALUE			364,341
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			364,341
TOTAL JUST VALUE			364,341
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2214089	CO		04/17/2023
B2214089	NEW CONSTR	368,947	09/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/643	4/27/2023	SW	Q	I	01	389,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KERSTEN CHARLES WIL						
2568/1250	6/06/2022	SW	Q	V	05	1,193,100
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	0	0	0		10.00	100	2024	2023		100	8,950	

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