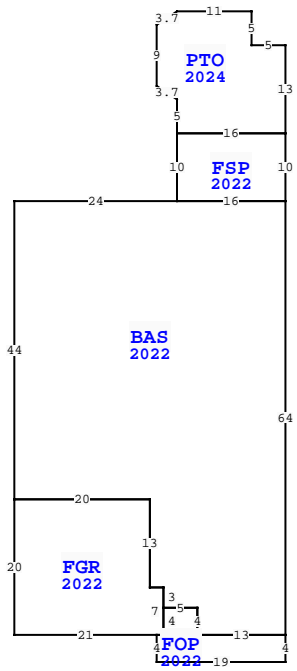


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	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	2,126	100	2022
FGR	414	55	2022
FOP	96	30	2022
FSP	160	40	2022
PTO	296	5	2024
TOTALS	3,092		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,462	108.9600	108.96	268,260	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 0% - 2023 Heated Area: 2126 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			266,919
TOTAL MARKET OB/XF VALUE			10,486
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			337,405
SOH/AGL Deduction			0
ASSESSED VALUE			337,405
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			337,405
TOTAL JUST VALUE			337,405
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003246	CO ISSUED	0	11/17/2022
22003246	NEW CONSTR	347,865	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/0512	11/17/2022	SW	Q	I	01	377,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: WILLIAMS CRAIG PAUL						
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
1	0855	CONC PAVR	0	0	0	0	529.00	SF	10.00	10.00	100
2	0462	ST/AL FNC	0	0	95	0	475.00	SF	10.00	10.00	100
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100

TOTAL OB/XF												10,486			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000134	C	RES POND	0		PUD	50.00	120.00	1.00	LT	1.00				

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2022;ORIG=-16,10] W24 S44 E20 S13 E2 S3 E5 S4 E13 N64 W16 \$											
FGR=[YR=2022;ORIG=-40,54] S20 E21 E1 N7 W2 N13 W20 \$											
FSP=[YR=2022;ORIG=0,0] W16 S10 E16 N10 \$											
FOP=[YR=2022;ORIG=-19,74] S4 E19 N4 W13 N4 W5 S4 W1 \$											
PTO=[YR=2024;ORIG=0,-13] S13 W16 N5 U2L3 N9 U2R3 E11 S5 E5 \$											

LAND DESCRIPTION												TOTAL OB/XF				10,486			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	000134	C	RES POND	0		PUD	50.00	120.00	1.00	LT	1.00								