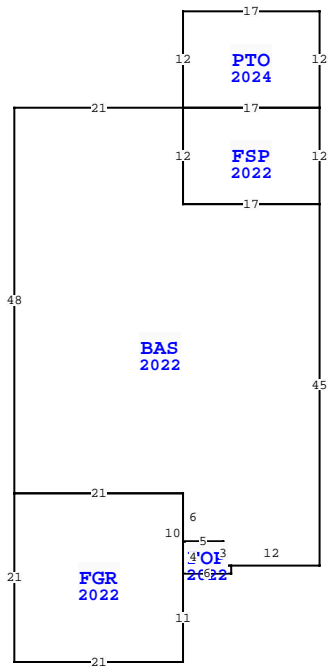


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,758	100	2022
FGR	441	55	2022
FOP	21	30	2022
FSP	204	40	2022
PTO	204	5	2024
TOTALS	2,628		

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%	- 2023		237,586	2022	2022	0	0	0.50	99.50
Heated Area: 1758						HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			236,398
TOTAL MARKET OB/XF VALUE			11,248
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			307,646
SOH/AGL Deduction			0
ASSESSED VALUE			307,646
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			256,924
TOTAL JUST VALUE			307,646
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003263	CO ISSUED	0	11/21/2022
22003263	NEW CONSTR	290,195	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/0593	11/30/2022	SW	Q	I	01	380,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MOSER THOMAS STEVEN						
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	606.00	SF	10.00	10.00	100	2022	2022	3	99	5,999	
2	0462	ST/AL FNC	0	100	95	475.00	SF	10.00	10.00	100	2024	2023		98	4,655	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

BUILDING NOTES											
BAS=[YR=2022;ORIG=-17,0] W21 S48 E21 S6 E5 S3 E12 N45 W17 N12 \$											
FGR=[YR=2022;ORIG=-38,48] S21 E21 N11 N10 W21 \$											
FSP=[YR=2022;ORIG=0,0] W17 S12 E17 N12 \$											
FOP=[YR=2022;ORIG=-17,58] E6 N1 W1 N3 W5 S4 \$											
PTO=[YR=2024;ORIG=-17,0] E17 N12 W17 S12 \$											

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	50.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							