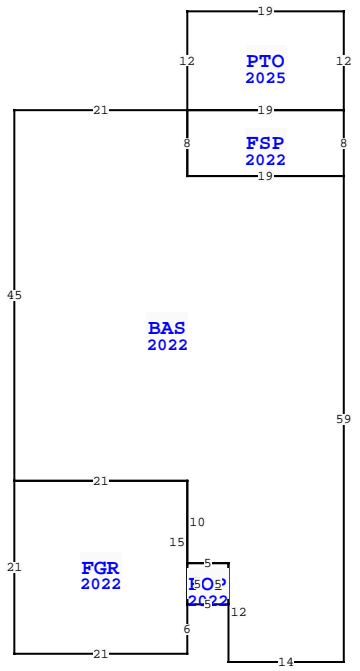


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	2,006	100	2022
FGR	441	55	2022
FOP	25	30	2022
FSP	152	40	2022
PTO	228	5	2025
TOTALS	2,852		

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		268,184	2022	2022	0	0	0.50	99.50
					Heated Area: 2006	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			266,843
TOTAL MARKET OB/XF VALUE			10,837
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			337,680
SOH/AGL Deduction			89,726
ASSESSED VALUE			247,954
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			197,232
TOTAL JUST VALUE			337,680
NCON VALUE			5,820
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002133	12 X 19 SCREEN RO	31,380	02/22/2024
22003248	CO ISSUED	0	11/30/2022
22003248	NEW CONSTR	331,441	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2767/645	1/30/2025	SW	U	I	11	100
GRANTOR: SPEER GEORGE L & MARI						
GRANTEE: SPEER FAMILY TRUST						
2605/1698	11/30/2022	SW	Q	I	01	392,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SPEER GEORGE LAWREN						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	634.00	SF	10.00	10.00	
2	0912	SCRN RM G	0	100	19	228.00	SF	20.00	20.00	

TOTAL OB/XF										10,837	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/03/2025			MLU					

BUILDING NOTES									
BAS=[YR=2022;ORIG=-19,0] W21 S45 E21 S10 E5 S12 E14 N59 W19 N8 \$									
FGR=[YR=2022;ORIG=-40,45] S21 E21 N6 N15 W21 \$									
FSP=[YR=2022;ORIG=0,0] W19 S8 E19 N8 \$									
FOP=[YR=2022;ORIG=-19,60] E5 N5 W5 S5 \$									
PTO=[YR=2025;ORIG=-19,0] E19 N12 W19 S12 \$									

BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=-19,0] W21 S45 E21 S10 E5 S12 E14 N59 W19 N8 \$									
FGR=[YR=2022;ORIG=-40,45] S21 E21 N6 N15 W21 \$									
FSP=[YR=2022;ORIG=0,0] W19 S8 E19 N8 \$									
FOP=[YR=2022;ORIG=-19,60] E5 N5 W5 S5 \$									
PTO=[YR=2025;ORIG=-19,0] E19 N12 W19 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							