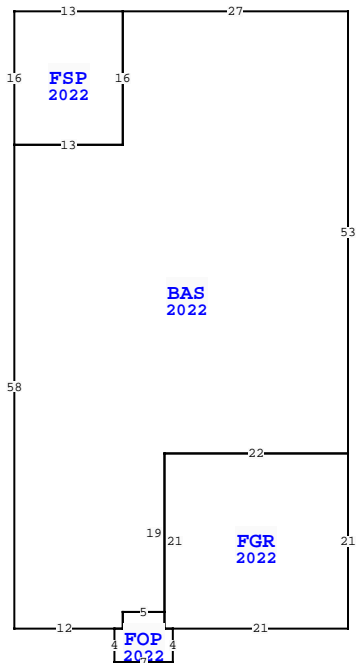


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	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	2,280	100	2022
FGR	462	55	2022
FOP	38	30	2022
FSP	208	40	2022
TOTALS	2,988		

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								
Heated Area: 2280					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			287,426
TOTAL MARKET OB/XF VALUE			5,782
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			353,208
SOH/AGL Deduction			1,821
ASSESSED VALUE			351,387
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			295,665
TOTAL JUST VALUE			353,208
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			345,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003258	CO ISSUED	0	11/21/2022
22003258	NEW CONSTR	374,368	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/399	11/22/2023	LE U	I	I	11	100
GRANTOR: ROONEY CHERYL LEE						
GRANTEE: ROONEY THAD MICHAEL						
2604/1350	11/25/2022	SW Q	I	I	02	395,700
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ROONEY CHERYL LEE						

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	100	0	0		584.00	SF	10.00				5,782	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W27 FSP=[YR=2022] W13 S16 E13 N16\$ S16 W13 S58 E12 FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E21 N21 W22 S21 E1\$ W1 N2 W5 S2 W1 \$ E1 N2 E5 N19 E22 N53\$.	

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							