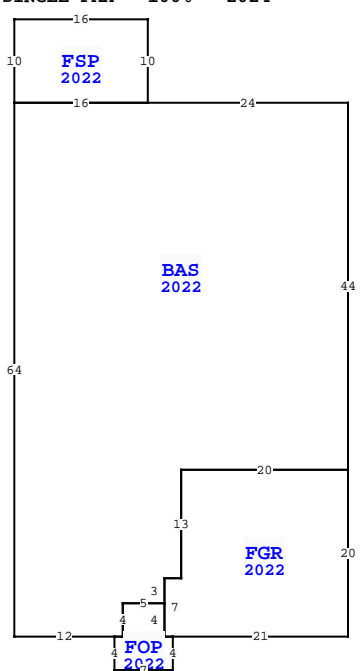




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	48	30	2022
FSP	160	40	2022
TOTALS	2,748		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		2,432	111.2300	111.23	270,511	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2024 Heated Area: 2126 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			269,158
TOTAL MARKET OB/XF VALUE			5,811
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			334,969
SOH/AGL Deduction			110,840
ASSESSED VALUE			224,129
TOTAL EXEMPTION VALUE	HX HB VX VP		173,607
BASE TAXABLE VALUE			50,522
TOTAL JUST VALUE			334,969
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			327,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003234	CO ISSUED	0	11/29/2022
22003234	NEW CONSTR	347,865	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/603	6/23/2023	WD	Q	I	01	410,000
GRANTOR: LE HUNG MANH						
GRANTEE: PROCTOR SUSANNE & J						
2611/0484	12/29/2022	SW	Q	I	01	350,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LE HUNG MANH						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVR	0	100	0	587.00	SF	10.00	10.00	100	2022

TOTAL OB/XF												5,811				
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	587.00	SF	10.00	10.00	100	2022	2022	3	99	5,811	

BUILDING NOTES											
BAS=[YR=2022] W24 FSP=[YR=2022] N10 W16 S10 E16\$ W16 S64 E12 FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E21 N20 W20 S13 W2 S7 E1\$ W1 N4 W5 S4 W1\$ E1 N4 E5 N3 E2 N13 E20 N44\$.											

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							