

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,328	115.1500	115.15	268,069	2022	2022	0	0	0.50	99.50		
1 SINGLE FAM - 100% - 2023 Heated Area: 2006 HX Base Yr 2023													

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

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2022	2,006	229,836
FGR	441	55	2022	243	27,841
FOP	25	30	2022	8	916
FSP	152	40	2022	61	6,989
PTO	200	5	2024	10	1,146
TOTALS	2,824			2,328	266,729

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	628.00	SF	10.00	10.00	100	2022	2022	3	99	6,217	
2	0911	SCRN RM A	0	100	20	200.00	SF	17.50	17.50	100	2024	2023		97	3,395	

TOTAL OB/XF															
														9,612	

LAND DESCRIPTION																								
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							

REVIEW DATE	06/26/2023	BY	KWX	Total Acres:	0.00	Total Land Value:	60,000	Market:	0	Agricultural:	0	Common:	60,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			266,729
TOTAL MARKET OB/XF VALUE			9,612
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			336,341
SOH/AGL Deduction			757
ASSESSED VALUE			335,584
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			284,862
TOTAL JUST VALUE			336,341
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307006	SCRN ENCLSR	6,648	05/31/2023
C2204723	CO ISSUED	0	12/20/2022
22004723	NEW CONSTR	331,441	03/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0433	11/30/2022	SW	Q	I	01	390,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: LUCAS WILLIAM ANTHO						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022;ORIG=-19,0] W1 W20 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=2024;ORIG=0,-10] S10 W19 W1 N10 E20 \$													