

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
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	1,737	100	2024
FGR	441	55	2024
FOP	15	30	2024
FSP	187	40	2024
TOTALS	2,380		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2024											
Heated Area: 1737											
HX Base Yr 2024											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
										04/03/2025	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			233,058
TOTAL MARKET OB/XF VALUE			6,280
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			299,338
SOH/AGL Deduction			7,157
ASSESSED VALUE			292,181
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			236,459
TOTAL JUST VALUE			299,338
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003242	CO ISSUED	0	02/21/2023
22003242	NEW CONSTR	290,195	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1221	2/23/2023	SW	Q	I	01	375,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BISHOP CAROL ANN						
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 PAVR	0	100	0	628.00	SF	10.00	10.00	100	2024	2023		100	6,280	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=20,10] E17 N11 E21 S47 W21 S6 W5 S3 W12 N45 \$
FSP=[YR=2024;ORIG=37,10] W17 N11 E17 S11 \$
FOP=[YR=2024;ORIG=32,52] E5 S3 W5 N3 \$
FGR=[YR=2024;ORIG=37,67] N12 N3 N6 E21 S21 W21 \$

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							