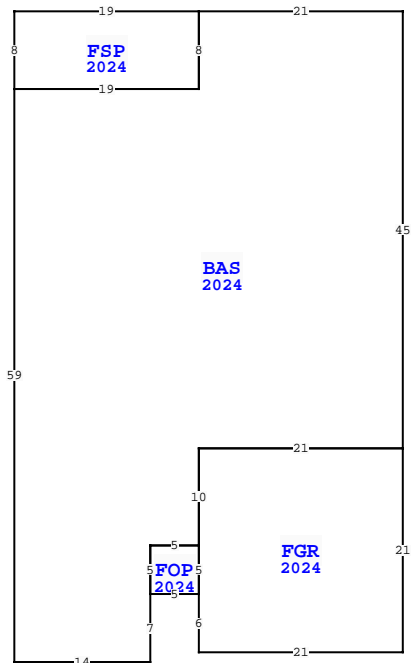


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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	2024
FGR	441	55	2024
FOP	25	30	2024
FSP	152	40	2024
TOTALS	2,624		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,318	115.1500	115.15	266,918		2023		0	0	0.00	100.00	
1 SINGLE FAM - 0% - 2024 Heated Area: 2006 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			266,918
TOTAL MARKET OB/XF VALUE			11,952
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			338,870
SOH/AGL Deduction			0
ASSESSED VALUE			338,870
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			338,870
TOTAL JUST VALUE			338,870
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003244	CO ISSUED	0	01/30/2023
22003244	NEW CONSTR	331,441	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1171	1/30/2023	SW	Q	I	01	379,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DUCKWORTH PAUL & BR						
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	0	0	0	636.00	UT	10.00	10.00	100	2024	2023		100	6,360	
2	0462	ST/AL FNC	0	0	102	0	510.00	SF	10.00	10.00	100	2024	2023		98	4,998	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

TOTAL OB/XF														11,952										
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	0		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

BUILDING NOTES													
BAS=[YR=2024;ORIG=67,30] W21 S8 W19 S59 E14 N7 N5 E5 N10 E21 N45 \$													
FGR=[YR=2024;ORIG=67,75] W21 S10 S5 S6 E21 N21 \$													
FSP=[YR=2024;ORIG=46,30] W19 S8 E19 N8 \$													
FOP=[YR=2024;ORIG=46,85] W5 S5 E5 N5 \$													

LAND DESCRIPTION														TOTAL OB/XF														11,952			
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	0		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000														