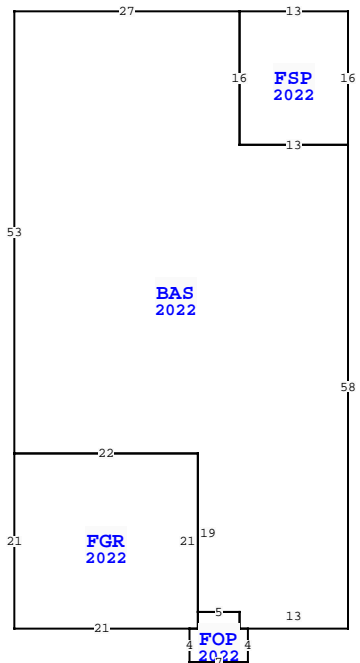


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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%	- 2025		288,870	2022	2022	0	0	0.50	99.50
					Heated Area: 2280	HX Base Yr 2025					



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			5,841
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			353,267
SOH/AGL Deduction			0
ASSESSED VALUE			353,267
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			302,545
TOTAL JUST VALUE			353,267
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			345,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015921	CO ISSUED	0	10/30/2022
21015921	NEW CONSTR	374,368	11/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/0323	8/31/2022	SW	Q	I	01	416,800

GRANTOR: LENNAR HOMES LLC
 GRANTEE: MACBETH JOSHUA BENN
 2512/0731 11/03/2021 SW Q V 05 1,808,100
 GRANTOR: THREE RIVERS DEVELOPE
 GRANTEE: LENNAR HOMES LLC

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2022] W13 BAS=[YR=2022] W27 S53 FGR=[YR=2022] S21 E21 FOP=[YR=2022] S4 E7 N4 W1 N2 W5 S2 W1\$ E1 N21 W22\$ E22 S19 E5 S2 E13 N58 W13 N16\$ S16 E13 N16\$.	

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	0		590.00	SF	10.00				10.00	5,841

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							