

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 Floo	11	CLAY TILE	50
Interior Floo	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	1,732	100	2022
FGR	441	55	2022
FOP	20	30	2022
FSP	204	40	2022
TOTALS	2,397		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,063	113.1900	113.19	233,511	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023											
Heated Area: 1732											
HX Base Yr											
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			232,343
TOTAL MARKET OB/XF VALUE			5,861
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			298,204
SOH/AGL Deduction			0
ASSESSED VALUE			298,204
TOTAL EXEMPTION VALUE	13		298,204
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			298,204
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001148	CO ISSUED	0	09/13/2022
22001148	NEW CONSTR	290,016	01/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/1094	8/31/2022	SW	Q	I	01	387,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BLACKMORE DARLENE C						
2512/0731	11/03/2021	SW	Q	V	05	1,808,100
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 PAVER	0	100	0	0			10.00	100	2022	2022	3	99	5,861	

BUILDING NOTES									
BAS=[YR=2022] W21 FSP=[YR=2022] W17 S12 E17 N12\$ S12 W17 S45 E12 FOP=[YR=2022] E5 FGR=[YR=2022] S11 E21 N21 W21 S10\$ N4 W5 S4\$ N4 E5 N6E21 N47\$.									

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							