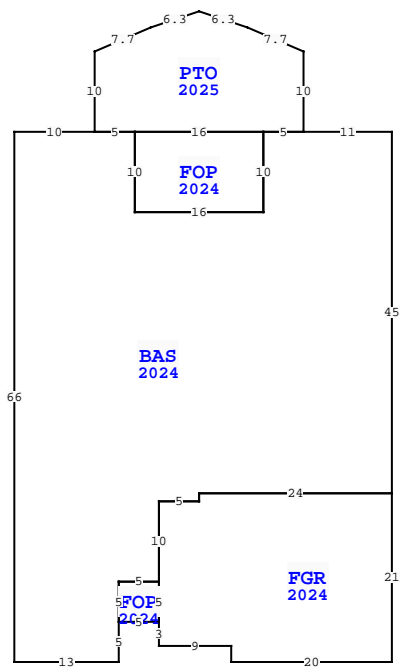


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		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	2,288	100	2024
FGR	586	55	2024
FOP	25	30	2024
FOP	160	30	2024
PTO	329	5	2025
TOTALS	3,388		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,682	111.8400	111.84	299,955	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024										Heated Area: 2288	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		299,955	
TOTAL MARKET OB/XF VALUE		17,960	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		377,915	
SOH/AGL Deduction		0	
ASSESSED VALUE		377,915	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		327,193	
TOTAL JUST VALUE		377,915	
NCON VALUE		9,040	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,882	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003250	15'6X10'SCREEN EN	4,975	03/21/2024
C2208996	CO		04/19/2023
B2208996	NEW CONSTR	365,200	06/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/1123	4/25/2023	SW	Q	I	02	418,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ANDREAS JAMES L & D						
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
1	0855	CONC PAVER	0 100	0 0	892.00
2	0912	SCRN RM G	0 100	0 0	155.00
3	0462	ST/AL FNC	0 100	0 0	504.00
4	0463	FENCE GATE	0 100	0 0	3.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=67,30] W11 W5 S10 W16 N10 W5 W10 S66 E13 N5 N5 E5 N10 E5 N1 E24 N45 \$	
FGR=[YR=2024;ORIG=67,75] W24 S1 W5 S10 S5 S3 E9 S2 E20 N21 \$	
FOP=[YR=2024;ORIG=51,30] W16 S10 E16 N10 \$	
PTO=[YR=2025;ORIG=30,30] E5 E16 E5 N10 U3L7 U2L6 D2L6 D3L7 S10 \$	

LAND DESCRIPTION		TOTAL OB/XF										17,960											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	77.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000						