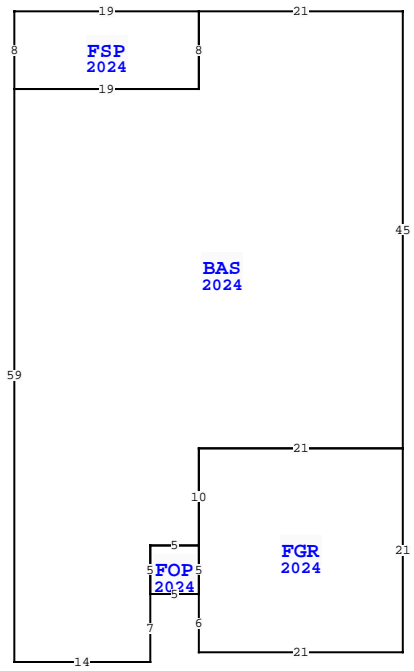


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		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	2023	0	0	100.00
1 SINGLE FAM - 100% - 2024											
Heated Area: 2006											
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		266,918	
TOTAL MARKET OB/XF VALUE		12,149	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		339,067	
SOH/AGL Deduction		0	
ASSESSED VALUE		339,067	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		288,345	
TOTAL JUST VALUE		339,067	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,826	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003772	CO ISSUED	0	02/22/2023
22003772	NEW CONSTR	331,441	03/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/0421	2/23/2023	SW	Q	I	01	382,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GENTRY REDGIE & PAT						
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	0462	ST/AL FNC	0	100	108	0			10.00	SF	100	2024	2023		98	5,292
2	0463	FENCE GATE	0	100	0	0			1.00	UT	300.00	2024	2023		99	297
3	0855	CONC PAVER	0	100	0	0			656.00	SF	10.00	2024	2023		100	6,560

TOTAL OB/XF										12,149						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/03/2025	MLU									

BUILDING NOTES									
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BUILDING DIMENSIONS									
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										12,149				
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	000135	C	RES NATURAL	100		PUD	55.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							