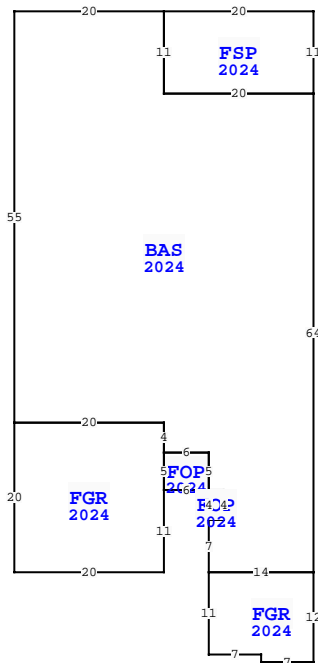




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 50	
Interior Floo	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3.5 100	
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	2,276	100	2024
FGR	161	55	2024
FGR	400	55	2024
FOP	8	30	2024
FOP	30	30	2024
FSP	220	40	2024
TOTALS	3,095		

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%	- 2024								
Heated Area: 2276					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			302,755
TOTAL MARKET OB/XF VALUE			8,820
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			371,575
SOH/AGL Deduction			137,264
ASSESSED VALUE			234,311
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			178,589
TOTAL JUST VALUE			371,575
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-05739	CO		10/25/2023
22005739	NEW CONSTR	378,325	04/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/11	11/03/2023	SW	Q	I	02	459,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BROWN NANCY NEWTON						
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	2024	2023		100	8,820	

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=40,0] E20 S11 E20 S64 W14 N7 E2 N4 W2 N5 W6 N4 W20 N55 \$
FGR=[YR=2024;ORIG=40,75] N20 E20 S4 S5 S11 W20 \$
FOP=[YR=2024;ORIG=60,59] E6 S5 W6 N5 \$
FOP=[YR=2024;ORIG=66,64] E2 S4 W2 N4 \$
FSP=[YR=2024;ORIG=60,0] E20 S11 W20 N11 \$
FGR=[YR=2024;ORIG=66,86] N11 E14 S12 W7 N1 W7 \$

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	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							