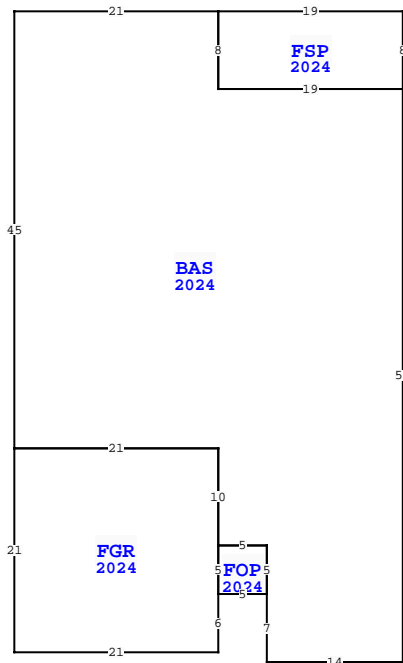


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	0.00	100.00		
1 SINGLE FAM - 100% - 2024 Heated Area: 2006 HX Base Yr 2024													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2024	2,006	230,991
FGR	441	55	2024	243	27,981
FOP	25	30	2024	8	921
FSP	152	40	2024	61	7,024
TOTALS	2,624			2,318	266,918

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			6,440	
TOTAL LAND VALUE - MARKET			60,000	
TOTAL MARKET VALUE			333,358	
SOH/AGL Deduction			0	
ASSESSED VALUE			333,358	
TOTAL EXEMPTION VALUE			WX HX HB 55,722	
BASE TAXABLE VALUE			277,636	
TOTAL JUST VALUE			333,358	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			325,006	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006286	CO ISSUED	0	02/23/2023
22006286	NEW CONSTR	331,441	04/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2621/0415	2/23/2023	SW Q	Q	I	01	373,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CHRISTENSEN DONETTA						
2541/0731	2/18/2022	SW Q	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	0855	CONC PAVER	0	100	0	0			10.00	100	2024	2023		100	6,440	

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

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=27,30] E21 S8 E19 S59 W14 N7 N5 W5 N10 W21 N45 \$													
FGR=[YR=2024;ORIG=27,75] E21 S10 S5 S6 W21 N21 \$													
FSP=[YR=2024;ORIG=48,30] E19 S8 W19 N8 \$													
FOP=[YR=2024;ORIG=48,85] E5 S5 W5 N5 \$													

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	158.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							