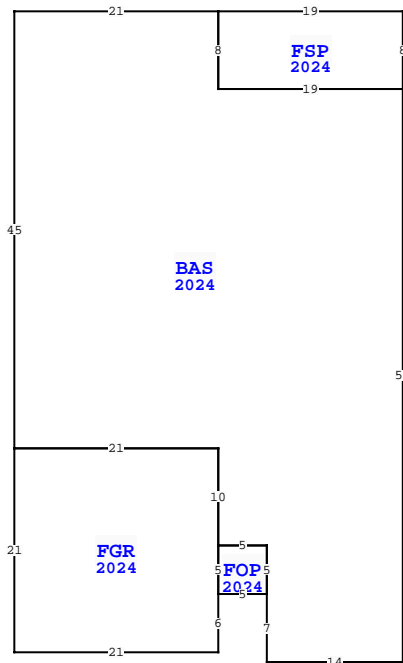


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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
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			6,230
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			333,148
SOH/AGL Deduction			0
ASSESSED VALUE			333,148
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			282,426
TOTAL JUST VALUE			333,148
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208845	CO		05/11/2023
B2208845	NEW CONSTR	331,441	06/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2643/1048	5/05/2023	SW Q	Q	I	02	345,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MAGAHEY RONALD ERNE						
2568/1250	6/06/2022	SW Q	Q	V	05	1,193,100
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 PAVR	0	100	0	623.00	SF	10.00	10.00	100	2024	2023		100	6,230	

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

BUILDING NOTES

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	6,230																						
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	000134	C	RES POND	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							