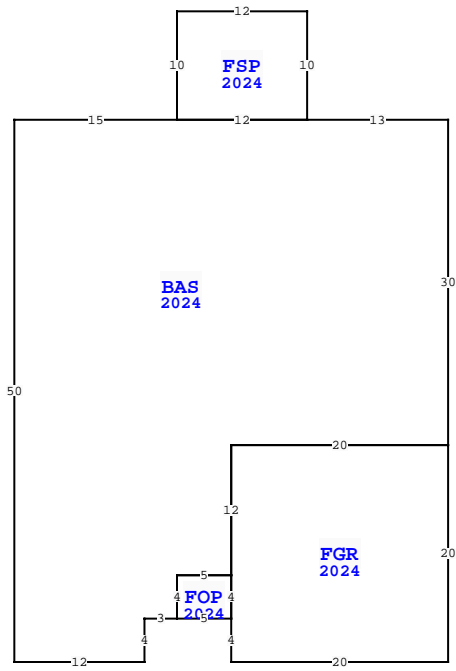


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	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	1,548	100	2024
FGR	400	55	2024
FOP	20	30	2024
FSP	120	40	2024
TOTALS	2,088		

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: 1548						HX Base Yr 2024					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			217,000
TOTAL MARKET OB/XF VALUE			6,010
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			283,010
SOH/AGL Deduction			0
ASSESSED VALUE			283,010
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			227,288
TOTAL JUST VALUE			283,010
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208885	CO		06/02/2023
B2208885	NEW CONSTR	257,373	06/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/988	4/25/2024	WD	U	I	11	100

GRANTOR: GETZ ELIZABETH FISCHE  
 GRANTEE: GETZ HAROLD & ELIZA  
 2648/1246 6/16/2023 SW Q I 02 379,600  
 GRANTOR: LENNAR HOMES LLC  
 GRANTEE: GETZ ELIZABETH FISC

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	601.00	SF	10.00	10.00	100	2024	2023		100	6,010	

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

BUILDING NOTES
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BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=70,0] W13 W12 W15 S50 E12 N4 E3 N4 E5 N12 E20 N30 \$
FGR=[YR=2024;ORIG=70,50] N20 W20 S12 S4 S4 E20 \$
FSP=[YR=2024;ORIG=57,0] W12 N10 E12 S10 \$
FOP=[YR=2024;ORIG=50,42] W5 S4 E5 N4 \$

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	DPHT 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							