

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			4	100	
Bathrooms			2	100	
Frame			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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,269	100	2024	2,269	247,230
FGR	619	55	2024	340	37,046
FOP	48	30	2024	14	1,525
FSP	220	40	2024	88	9,588
TOTALS	3,156			2,711	295,391

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%	- 2025								
Heated Area: 2269					HX Base Yr 2025						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			295,391
TOTAL MARKET OB/XF VALUE			9,220
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			364,611
SOH/AGL Deduction			0
ASSESSED VALUE			364,611
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			308,889
TOTAL JUST VALUE			364,611
NCON VALUE			304,611
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005990	NW RES SCN	14,000	06/03/2025
SP250005778	POOL RESI	94,675	05/29/2025
CO240001675	PRIVATE PROVIDER	424,106	02/09/2024
B23-11308	SFR	424,106	09/06/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/1294	2/27/2024	SW	Q	I	02	427,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCCANE STEPHEN D &						
2661/1530	8/16/2023	SW	Q	V	05	2,352,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=20,30] E16 S11 E20 N11 E13 S62 W2 S1 W9 N1 W2 N5 N8 W6 N3 W30 N46 \$	
FGR=[YR=2024;ORIG=20,76] E30 S3 S8 S10 W19 N1 W11 N20 \$	
FSP=[YR=2024;ORIG=36,30] E20 S11 W20 N11 \$	
FOP=[YR=2024;ORIG=50,79] E6 S8 W6 N8 \$	

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	922.00	SF	10.00	10.00	100	2025	2024		100	9,220	

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