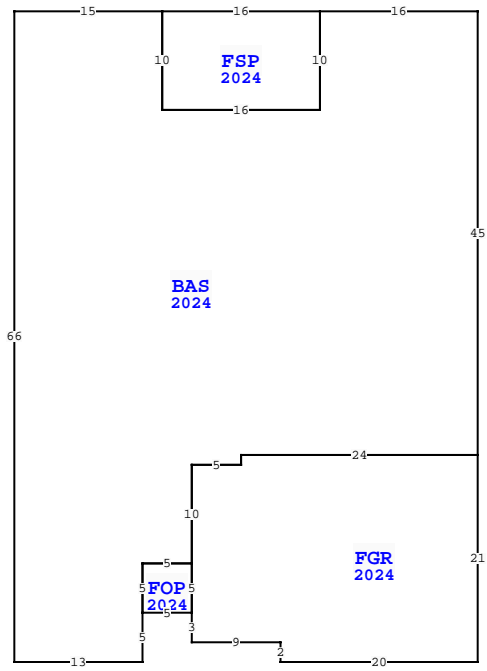


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	11		CLAY TILE	50	
Interior Floo	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			3	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	2,288	100	2024	2,288	255,890
FGR	586	55	2024	322	36,012
FOP	25	30	2024	8	895
FSP	160	40	2024	64	7,158
TOTALS	3,059			2,682	299,955

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,682	111.8400	111.84	299,955	2024	2024	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2025										Heated Area: 2288	
										HX Base Yr 2025	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			299,955
TOTAL MARKET OB/XF VALUE			16,920
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			376,875
SOH/AGL Deduction			126,781
ASSESSED VALUE			250,094
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			199,372
TOTAL JUST VALUE			376,875
NCON VALUE			316,875
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002170	PRIVATE PROVIDER	424,632	02/23/2024
B23-10818	SFR	424,632	08/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/1290	2/27/2024	SW	Q	I	02	432,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GADBOIS CHRISTOPHER						
2661/1530	8/16/2023	SW	Q	V	05	2,352,000
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	1,002.00	SF	10.00	10.00	100	2025	2024		100	10,020	
2	0462	ST/AL FNC	0	100	0	600.00	SF	10.00	10.00	100	2025	2024		100	6,000	
3	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2025	2024		100	900	

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

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2024;ORIG=67,30] W16 S10 W16 N10 W15 S66 E13 N5 N5 E5 N10 E5 N1 E24 N45 \$ FGR=[YR=2024;ORIG=67,75] W24 S1 W5 S10 S5 S3 E9 S2 E20 N21 \$ FSP=[YR=2024;ORIG=51,30] W16 S10 E16 N10 \$ FOP=[YR=2024;ORIG=38,86] W5 S5 E5 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			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							