

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	14	CARPET	60	
Interior Floo	11	CLAY TILE	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		5	100	
Bathrooms		4	100	
Frame	02	WOOD FRAME	100	
Stories	1.5	1.5	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
BAS	2,660	100	2024	2,660
FGR	620	55	2024	341
FOP	58	30	2024	17
FSP	198	40	2024	79
FUS	502	100	2024	502
STR	44	10	2024	4
TOTALS	4,082			3,603

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,603	103.6800	103.68	373,559	2023	2023	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2024 Heated Area: 3162 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			373,559
TOTAL MARKET OB/XF VALUE			10,250
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			443,809
SOH/AGL Deduction			1,189
ASSESSED VALUE			442,620
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			391,898
TOTAL JUST VALUE			443,809
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			430,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07530	CO		11/28/2023
B2307530	SFR	577,409	06/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1185	12/18/2023	SW	Q	I	01	476,000

GRANTOR: LENNAR HOMES LLC
 GRANTEE: LUGO AYANA NAILAH C
 2640/802 5/16/2023 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	0		10.00	10.00	100	2024	2023		100	10,250	

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

BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=20,30] E14 S11 E18 N11 E18 S50 W30 S13 W6 S7 W1 W13 N70 \$									
FGR=[YR=2024;ORIG=40,80] E30 S21 W20 N1 W9 W1 N7 N13 \$									
FUS=[YR=2024;ORIG=-8,44] E18 S29 W14 N5 W4 N24 \$									
FSP=[YR=2024;ORIG=34,30] E18 S11 W18 N11 \$									
FOP=[YR=2024;ORIG=34,93] E6 S7 E1 S2 W8 N2 E1 N7 \$									
STR=[YR=2024;ORIG=-8,68] E4 S5 S6 W4 N11 \$									

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							