

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	80		
Interior Floor	14	CARPET	20		
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	SUBAREA MARKET VALUE
BAS	2,660	100	2024	2,660	288,238
FGR	620	55	2024	341	36,951
FOP	58	30	2024	17	1,842
FSP	198	40	2024	79	8,560
FUS	502	100	2024	502	54,397
STR	44	10	2024	4	433
TOTALS	4,082			3,603	390,421

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	108.3600	108.36	390,421	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			390,421
TOTAL MARKET OB/XF VALUE			6,080
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			456,501
SOH/AGL Deduction			233,541
ASSESSED VALUE			222,960
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			172,238
TOTAL JUST VALUE			456,501
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			441,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003866	CO	577,409	12/11/2023
B2307590	SFR	577,409	06/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1359	12/20/2023	SW	Q	I	01	517,300

GRANTOR: LENNAR HOMES LLC
 GRANTEE: CROCETTA ROBERT PAT
 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	608.00	SF	10.00	10.00	100	2024	2023		100	6,080	

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=42,30] W14 S11 W18 N11 W18 S50 E30 S13 E6 S7 E1 E13 N70 \$									
FGR=[YR=2024;ORIG=22,80] W30 S21 E20 N1 E9 E1 N7 N13 \$									
FUS=[YR=2024;ORIG=70,44] W18 S29 E14 N5 E4 N24 \$									
FSP=[YR=2024;ORIG=28,30] W18 S11 E18 N11 \$									
FOP=[YR=2024;ORIG=28,93] W6 S7 W1 S2 E8 N2 W1 N7 \$									
STR=[YR=2024;ORIG=70,68] W4 S5 S6 E4 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							