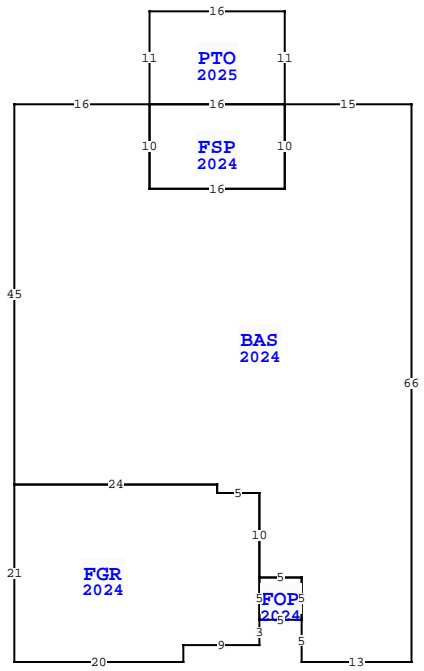


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3	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	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
PTO	176	5	2025	9	1,007
TOTALS	3,235			2,691	300,961

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: 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			300,961
TOTAL MARKET OB/XF VALUE			9,600
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			370,561
SOH/AGL Deduction			0
ASSESSED VALUE			370,561
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			319,839
TOTAL JUST VALUE			370,561
NCON VALUE			310,561
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001862	PRIVATE PROVIDER	424,632	02/15/2024
B23-10828	SFR	424,632	08/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/920	2/28/2024	SW	Q	I	01	439,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CORNELIUS DAVID SHA						
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	960.00	SF	10.00	10.00	100	2025	2024		100	9,600	

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 S10 E16 N10 E15 S66 W13 N5 N5 W5 N10 W5 N1 W24 N45 \$	
FGR=[YR=2024;ORIG=20,75] E24 S1 E5 S10 S5 S3 W9 S2 W20 N21 \$	
FSP=[YR=2024;ORIG=52,30] W16 S10 E16 N10 \$	
FOP=[YR=2024;ORIG=54,86] W5 S5 E5 N5 \$	
PTO=[YR=2025;ORIG=36,30] E16 N11 W16 S11 \$	

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							