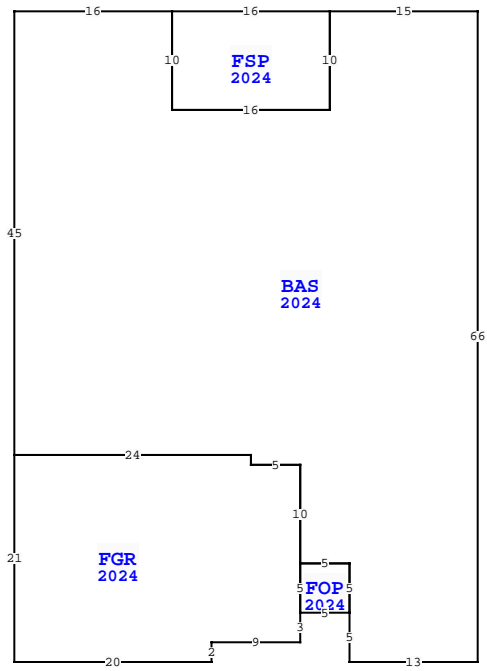


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,288	100	2024
FGR	586	55	2024
FOP	25	30	2024
FSP	160	40	2024
TOTALS	3,059		

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	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024										Heated Area: 2288	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			299,955
TOTAL MARKET OB/XF VALUE			10,060
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			370,015
SOH/AGL Deduction			0
ASSESSED VALUE			370,015
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			319,293
TOTAL JUST VALUE			370,015
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			360,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07540	CO		11/01/2023
B2307540	SFR	424,632	06/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/589	11/21/2023	SW	Q	I	01	430,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FAVER BRIAN G & KER						
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 PAVR	0	100	0	0		10.00	100	2024	2023		100	10,060	

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=36,30] E16 S10 W16 N10 \$	
FOP=[YR=2024;ORIG=49,86] E5 S5 W5 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	DPTH 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							