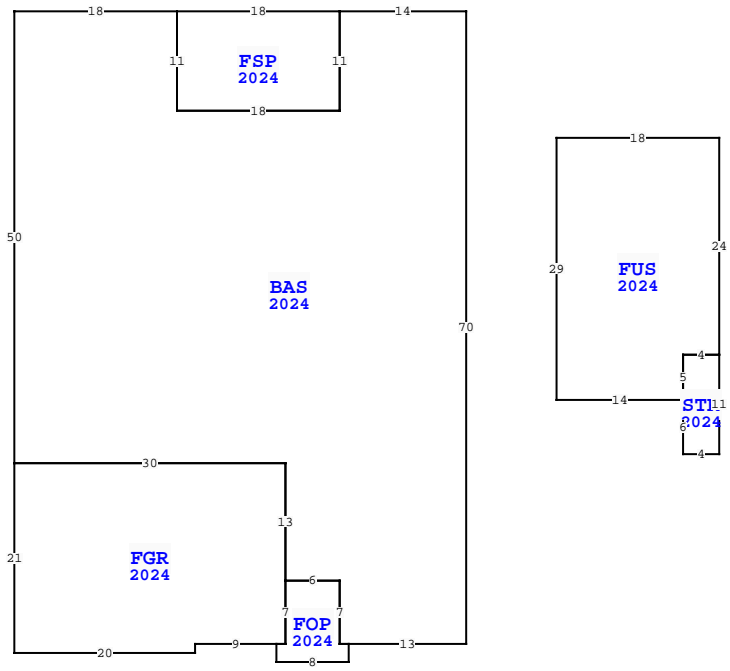


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	80	
Interior Floor	14		CARPET	20	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			5	100	
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	259,414
FGR	620	55	2024	341	33,256
FOP	58	30	2024	17	1,658
FSP	198	40	2024	79	7,704
FUS	502	100	2024	502	48,957
STR	44	10	2024	4	390
TOTALS	4,082			3,603	351,379

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	3,603	108.3600	108.36	390,421	2023	2023	0	0	10	0.00	90.00
1 SINGLE FAM - 100% - 2025										Heated Area: 3162	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			351,379
TOTAL MARKET OB/XF VALUE			8,650
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			420,029
SOH/AGL Deduction			0
ASSESSED VALUE			420,029
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			369,307
TOTAL JUST VALUE			420,029
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			444,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003795	CO	577,409	12/29/2023
B2307529	SFR	577,409	06/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/1887	1/24/2024	SW	Q	I	01	492,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HARY KEVIN MERRITT						
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	865.00	SF	10.00	10.00	100	2024	2023		100	8,650	

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							