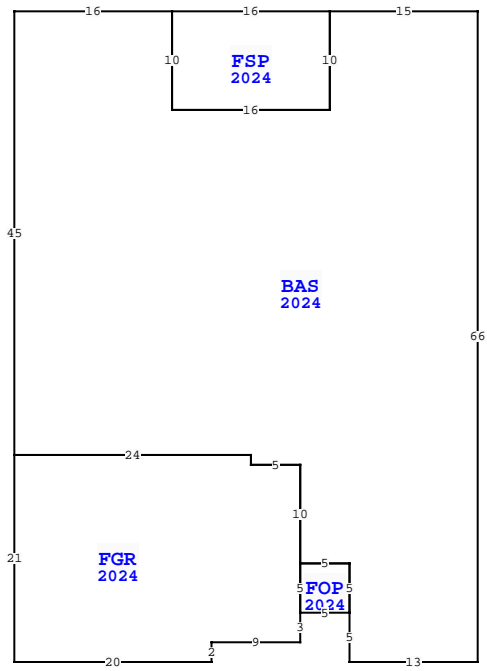


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
BAS	2,288	100
FGR	586	55
FOP	25	30
FSP	160	40
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% - 2025 Heated Area: 2288 HX Base Yr 2025												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			299,955
TOTAL MARKET OB/XF VALUE			8,620
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			368,575
SOH/AGL Deduction			0
ASSESSED VALUE			368,575
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			317,853
TOTAL JUST VALUE			368,575
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			358,582
PERMIT NUM DESCRIPTION AMT ISSUED			
230003910			01/03/2024
B2308170	SFR	424,632	06/26/2023
SALES DATA			
OFF RECORD Number	DATE	TYPE INST U / I /	RSN CD SALE PRICE
2691/1615	1/25/2024	SW Q	I 01 433,000
GRANTOR: LENNAR HOMES LLC			
GRANTEE: GOLDBERG LINDA LEE			
2648/1207	6/16/2023	SW Q	V 05 2,368,000
GRANTOR: THREE RIVERS DEVELOPE			
GRANTEE: LENNAR HOMES LLC			
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 \$			

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		862.00	SF	10.00			10.00	8,620

REVIEW DATE 12/05/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS