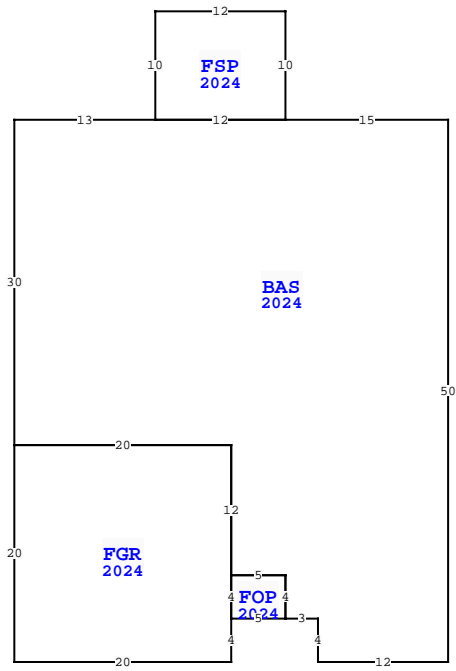




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			2	100	
Bathrooms			2	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	1,548	100	2024	1,548	180,342
FGR	400	55	2024	220	25,630
FOP	20	30	2024	6	699
FSP	120	40	2024	48	5,592
TOTALS	2,088			1,822	212,263

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2025		Heated Area: 1548					HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			212,263
TOTAL MARKET OB/XF VALUE			6,200
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			278,463
SOH/AGL Deduction			0
ASSESSED VALUE			278,463
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			278,463
TOTAL JUST VALUE			278,463
NCON VALUE			218,463
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004186			01/12/2024
B23-08639	SFR_ 1544 HTD	289,896	07/06/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1028	2/21/2024	SW	Q	I	01	343,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CAMPBELL JAMES ROBE						
2648/1207	6/16/2023	SW	Q	V	05	2,368,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=30,0] E13 E12 E15 S50 W12 N4 W3 N4 W5 N12 W20 N30 \$	
FSP=[YR=2024;ORIG=43,0] E12 N10 W12 S10 \$	
FOP=[YR=2024;ORIG=50,42] E5 S4 W5 N4 \$	
FGR=[YR=2024;ORIG=30,50] N20 E20 S12 S4 S4 W20 \$	

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	0	0	620.00	SF	10.00	10.00	100	2025	2024		100	6,200	

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	000100	C	RES	0		PUD			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							