

2025

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		3	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	1,737	100	2024	1,737	196,611
FGR	441	55	2024	243	27,505
FOP	21	30	2024	6	679
FOP	187	30	2024	56	6,339
TOTALS	2,386			2,042	231,134

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: 1737						
						HX Base Yr 2025					

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VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				231,134	
TOTAL MARKET OB/XF VALUE				6,380	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				297,514	
SOH/AGL Deduction				124,034	
ASSESSED VALUE				173,480	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				122,758	
TOTAL JUST VALUE				297,514	
NCON VALUE				237,514	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				65,000	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
CO240006037	PRIVATE PROVIDER	322,645	05/20/2024		
B230016099		322,645	12/15/2023		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/925	7/12/2024	SW	Q	I	01	366,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: PENROD MELISSA ALME						
2680/1308	11/16/2023	SW	Q	V	05	1,712,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES															BLD DATE			LGL DATE			LAND DATE		
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	04/03/2025 MLU						
1	0855	CONC PAVER	0	100	0	638.00	SF	10.00	10.00	100	2025	2024		100	6,380								

BUILDING NOTES																								
BUILDING DIMENSIONS																								
BAS=[YR=2024;ORIG=58,10] W17 N11 W21 S47 E21 S6 E5 S3 E1 E11 N45 \$																								
FGR=[YR=2024;ORIG=41,67] N11 N4 N6 W21 S21 E21 \$																								
FOP=[YR=2024;ORIG=58,10] W17 N11 E17 S11 \$																								
FOP=[YR=2024;ORIG=41,52] E5 S3 E1 S1 W6 N4 \$																								

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	000134	C	RES POND	100		PUD			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							