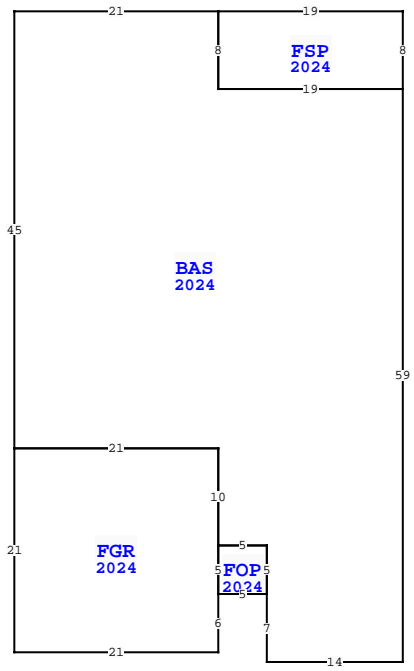


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2024	2,006	230,991
FGR	441	55	2024	243	27,981
FOP	25	30	2024	8	921
FSP	152	40	2024	61	7,024
TOTALS	2,624			2,318	266,918

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: 2006						
						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			266,918
TOTAL MARKET OB/XF VALUE			6,570
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			333,488
SOH/AGL Deduction			0
ASSESSED VALUE			333,488
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			333,488
TOTAL JUST VALUE			333,488
NCON VALUE			273,488
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004812	PRIVATE PROVIDER	368,811	04/25/2024
240004812	CO		04/25/2024
B230015681		368,811	12/08/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2712/479	5/14/2024	SW	Q	I	01	401,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FINDLING LEONARD L						
2680/1308	11/16/2023	SW	Q	V	05	1,712,000
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=27,30] E21 S8 E19 S59 W14 N7 N5 W5 N10 W21 N45 \$	
FGR=[YR=2024;ORIG=27,75] E21 S10 S5 S6 W21 N21 \$	
FSP=[YR=2024;ORIG=48,30] E19 S8 W19 N8 \$	
FOP=[YR=2024;ORIG=48,85] 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	0	0	657.00	SF	10.00	10.00	100	2025	2024		100	6,570	

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	0		PUD			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							