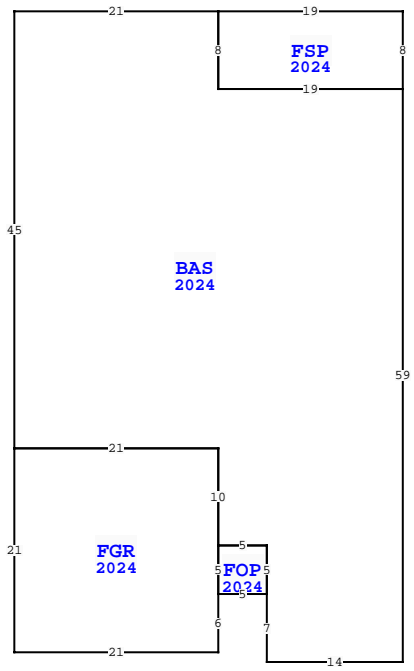


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			2.5	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	204,353
FGR	441	55	2024	243	24,755
FOP	25	30	2024	8	815
FSP	152	40	2024	61	6,215
TOTALS	2,624			2,318	236,137

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
1												
1 SINGLE FAM - 100% - 2025										Heated Area: 2006	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			236,137
TOTAL MARKET OB/XF VALUE			5,830
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			301,967
SOH/AGL Deduction			128,276
ASSESSED VALUE			173,691
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			117,969
TOTAL JUST VALUE			301,967
NCON VALUE			241,967
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011837	9X10 0912 19X19 P	6,161	10/22/2024
CO240007529	PRIVATE PROVIDER	368,811	06/25/2024
B240001373	PRIVATE PROVIDER	368,811	02/05/2024
B230016100		416,608	12/15/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/573	7/23/2024	SW	Q	I	01	387,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BOKULIC RENTA TRUST						
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=48,0] W21 S45 E21 S10 E5 S5 S7 E14 N59 W19 N8 \$	
FGR=[YR=2024;ORIG=27,66] E21 N6 N5 N10 W21 S21 \$	
FSP=[YR=2024;ORIG=67,8] W19 N8 E19 S8 \$	
FOP=[YR=2024;ORIG=53,55] W5 S5 E5 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			10.00	100	2025	2024		100	5,830	

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							