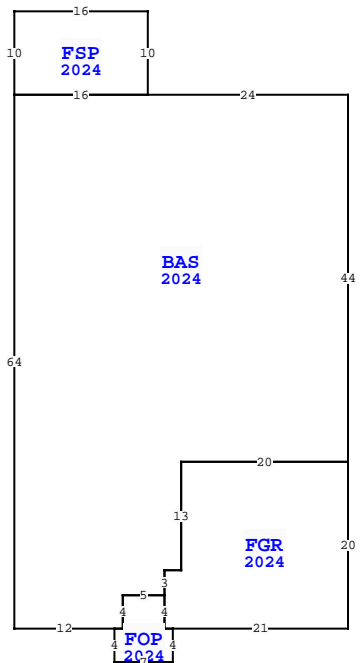


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	50		
Interior Floo	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		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	2,126	100	2024	2,126	236,475
FGR	414	55	2024	228	25,360
FOP	48	30	2024	14	1,557
FSP	160	40	2024	64	7,119
TOTALS	2,748			2,432	270,511

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: 2126					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			270,511
TOTAL MARKET OB/XF VALUE			6,300
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			336,811
SOH/AGL Deduction			0
ASSESSED VALUE			336,811
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			286,089
TOTAL JUST VALUE			336,811
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			328,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003847	CO	390,161	12/12/2023
B2307593	SFR	390,161	06/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1334	12/22/2023	SW	Q	I	01	368,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ANDERSON KENNETH G						
2640/802	5/16/2023	SW	Q	V	05	2,352,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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

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	630.00	SF	10.00	10.00	100	2024	2023		100	6,300	

BUILDING NOTES	
BAS=[YR=2024;ORIG=30,0] E16 E24 S44 W20 S13 W2 S3 W5 S4 W1 W12 N64 \$	
FSP=[YR=2024;ORIG=30,0] E16 N10 W16 S10 \$	
FGR=[YR=2024;ORIG=70,64] N20 W20 S13 W2 S3 S4 E1 E21 \$	
FOP=[YR=2024;ORIG=42,68] N4 E1 N4 E5 S4 E1 S4 W7 \$	

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							