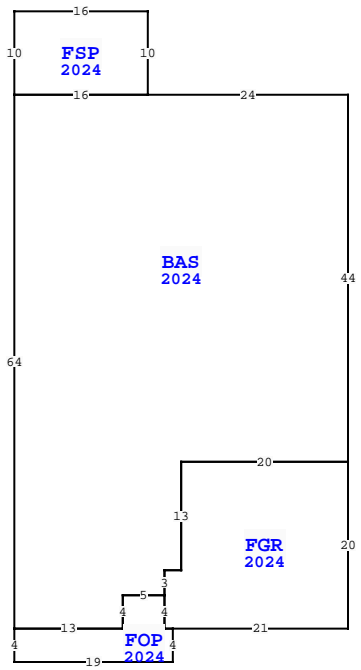


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
BAS	2,126	100
FGR	414	55
FOP	96	30
FSP	160	40
TOTALS	2,796	

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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			272,180
TOTAL MARKET OB/XF VALUE			6,130
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			338,310
SOH/AGL Deduction			203,527
ASSESSED VALUE			134,783
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			84,061
TOTAL JUST VALUE			338,310
NCON VALUE			278,310
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002314	PRIVATE PROVIDER	387,060	02/27/2024
B23-11659	SFR	387,060	09/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/613	3/27/2024	SW	Q	I	01	379,000

GRANTOR: LENNAR HOMES LLC
 GRANTEE: GRABOVA DORENE CONS
 2661/1530 8/16/2023 SW Q V 05 2,352,000
 GRANTOR: THREE RIVERS DEVELOPE
 GRANTEE: LENNAR HOMES LLC

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	100	0	613.00	SF	10.00	10.00	100	2025	2024		100	6,130	

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

BUILDING NOTES	
BAS=[YR=2024;ORIG=30,0] E16 E24 S44 W20 S13 W2 S3 W5 S4 W13 N64 \$	
FGR=[YR=2024;ORIG=70,64] N20 W20 S13 W2 S3 S4 E1 E21 \$	
FSP=[YR=2024;ORIG=30,0] E16 N10 W16 S10 \$	
FOP=[YR=2024;ORIG=30,68] N4 E13 N4 E5 S4 E1 S4 W19 \$	

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							