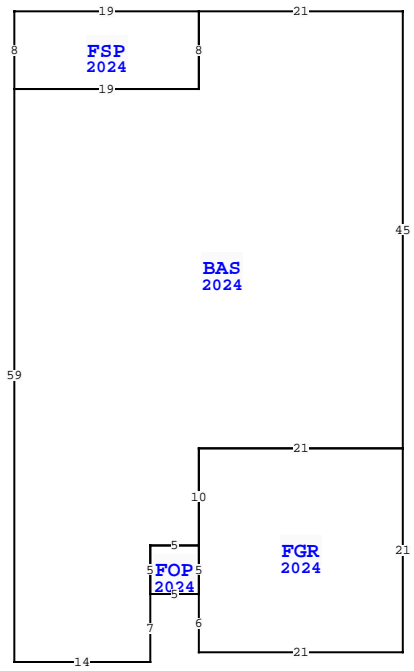


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
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
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group:	4	Tax Dist:	
BUILDING MARKET VALUE			266,918
TOTAL MARKET OB/XF VALUE			6,560
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			333,478
SOH/AGL Deduction			0
ASSESSED VALUE			333,478
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			333,478
TOTAL JUST VALUE			333,478
NCON VALUE			273,478
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003325	PRIVATE PROVIDER	373,430	03/22/2024
B23-11662	SFR	373,430	09/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/518	4/24/2024	SW	Q	I	01	402,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: PFLUGER ROBERT FRAN						
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 PAVR	0	0	0	656.00	SF	10.00	10.00	100	2025	2024		100	6,560	

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

BUILDING NOTES	
BAS=[YR=2024;ORIG=67,30] W21 S8 W19 S59 E14 N7 N5 E5 N10 E21 N45 \$	
FGR=[YR=2024;ORIG=67,75] W21 S10 S5 S6 E21 N21 \$	
FSP=[YR=2024;ORIG=27,30] E19 S8 W19 N8 \$	
FOP=[YR=2024;ORIG=41,85] E5 S5 W5 N5 \$	

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							