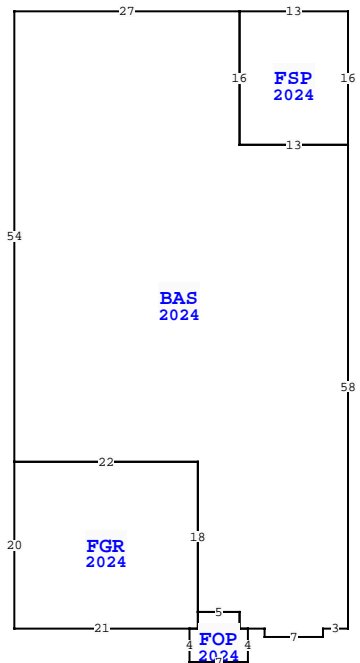


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
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	2,309	100	2024	2,309	253,805
FGR	440	55	2024	242	26,601
FOP	38	30	2024	11	1,209
FSP	208	40	2024	83	9,123
TOTALS	2,995			2,645	290,738

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2025											
					Heated Area: 2309						
						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			290,738
TOTAL MARKET OB/XF VALUE			6,000
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			356,738
SOH/AGL Deduction			0
ASSESSED VALUE			356,738
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			306,016
TOTAL JUST VALUE			356,738
NCON VALUE			296,738
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001761	PRIVATE PROVIDER	421,807	02/13/2024
B23-08654	SFR_ 2295 HTD	421,807	07/06/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2698/1965	2/27/2024	SW	Q	I	01	410,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BAKER ELYSE MARIE						
2648/1207	6/16/2023	SW	Q	V	05	2,368,000
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	600.00	SF	10.00	10.00	100	2025	2024		100	6,000	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=54,0] W27 S54 E22 S18 E5 S2 E1 E2 S1 E7 N1 E3 N58 W13 N16 \$	
FGR=[YR=2024;ORIG=27,74] E21 E1 N2 N18 W22 S20 \$	
FSP=[YR=2024;ORIG=67,16] W13 N16 E13 S16 \$	
FOP=[YR=2024;ORIG=54,74] N2 W5 S2 W1 S4 E7 N4 W1 \$	

LAND DESCRIPTION		TOTAL OB/XF															6,000							
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							