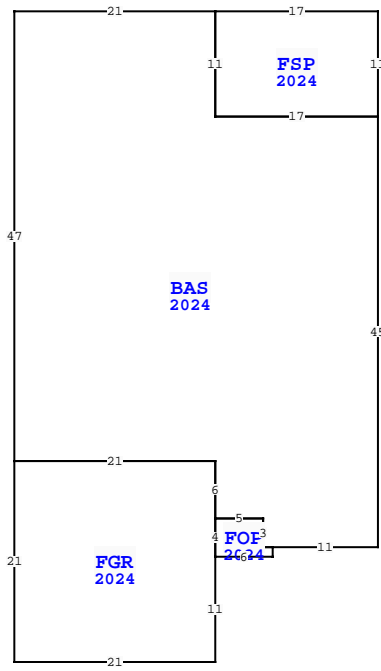




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,737	100	2024	1,737	196,611
FGR	441	55	2024	243	27,505
FOP	21	30	2024	6	679
FSP	187	40	2024	75	8,489
TOTALS	2,386			2,061	233,285

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: 1737	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			233,285
TOTAL MARKET OB/XF VALUE			6,320
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			299,605
SOH/AGL Deduction			118,951
ASSESSED VALUE			180,654
TOTAL EXEMPTION VALUE	HX HB WX VX VP		83,772
BASE TAXABLE VALUE			96,882
TOTAL JUST VALUE			299,605
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003835	CO	326,849	12/15/2023
B2307324	SFR	326,849	06/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/1110	1/08/2024	SW	Q	I	02	378,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: POWERS PHYLLIS ANN						
2640/802	5/16/2023	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	632.00	SF	10.00	10.00	100	2024	2023		100	6,320	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=58,10] W17 N11 W21 S47 E21 S6 E5 S3 E1 E11 N45 \$	
FGR=[YR=2024;ORIG=41,67] N11 N4 N6 W21 S21 E21 \$	
FSP=[YR=2024;ORIG=41,10] E17 N11 W17 S11 \$	
FOP=[YR=2024;ORIG=46,52] W5 S4 E6 N1 W1 N3 \$	

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	000134	C	RES POND	100		PUD			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							