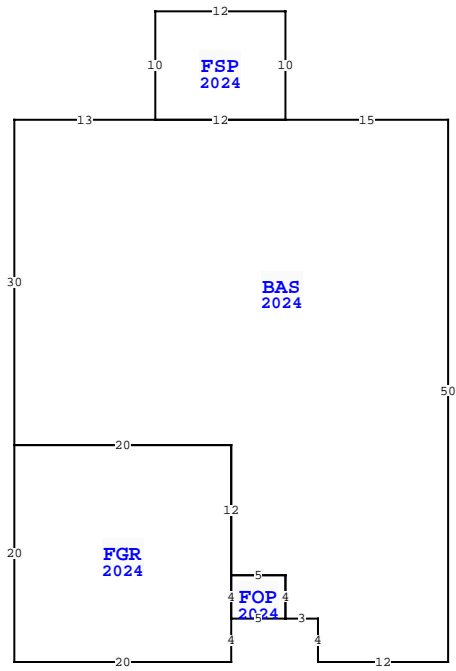


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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
BAS	1,548	100	2024
FGR	400	55	2024
FOP	20	30	2024
FSP	120	40	2024
TOTALS	2,088		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		1,822	116.5000	116.50	212,263		2023		0	0.00	100.00
1 SINGLE FAM - 100% - 2024											
Heated Area: 1548											
HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			212,263
TOTAL MARKET OB/XF VALUE			6,120
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			278,383
SOH/AGL Deduction			0
ASSESSED VALUE			278,383
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			227,661
TOTAL JUST VALUE			278,383
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			272,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	C23-07325		11/14/2023
B2307325	SFR	289,896	06/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/554	11/21/2023	SW	Q	I	01	361,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FRANCIS KATHLEEN AN						
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 PAVR	0	100	0	612.00	SF	10.00	10.00	100	2024	2023		100	6,120	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=30,0] E13 E12 E15 S50 W12 N4 W3 N4 W5 N12 W20 N30 \$	
FSP=[YR=2024;ORIG=43,0] E12 N10 W12 S10 \$	
FOP=[YR=2024;ORIG=50,42] E5 S4 W5 N4 \$	
FGR=[YR=2024;ORIG=30,50] N20 E20 S12 S4 S4 W20 \$	

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							