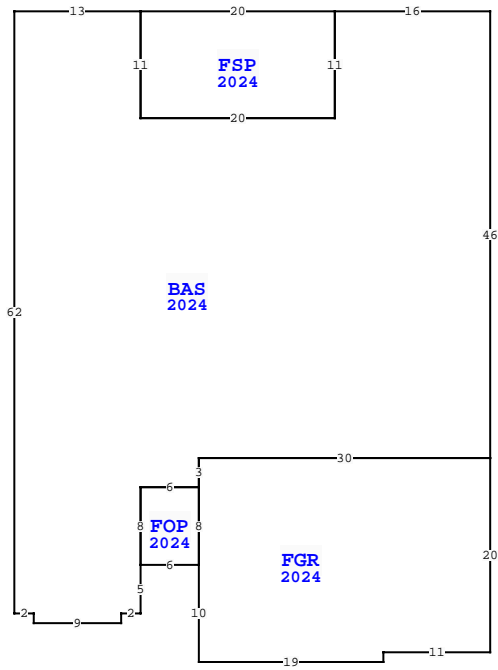


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	11		CLAY TILE	100	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			2	100	
Frame	02		WOOD 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	2,269	100	2024	2,269	261,389
FGR	619	55	2024	340	39,168
FOP	48	30	2024	14	1,613
FSP	220	40	2024	88	10,138
TOTALS	3,156			2,711	312,307

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: 2269	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			312,307
TOTAL MARKET OB/XF VALUE			6,500
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			378,807
SOH/AGL Deduction			231,792
ASSESSED VALUE			147,015
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			96,293
TOTAL JUST VALUE			378,807
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004137	CO	429,687	12/29/2023
B2308173	SFR	429,687	06/26/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2691/1914	1/26/2024	SW Q	Q	I	01	452,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BACHERMAN RENEE SUE						
2648/1207	6/16/2023	SW Q	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	650.00	SF	10.00	10.00	100	2024	2023		100	6,500	

BLD DATE		LGL DATE	
		04/03/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=69,30] W16 S11 W20 N11 W13 S62 E2 S1 E9 N1 E2 N5 N8 E6 N3 E30 N46 \$	
FGR=[YR=2024;ORIG=69,76] W30 S3 S8 S10 E19 N1 E11 N20 \$	
FSP=[YR=2024;ORIG=53,30] W20 S11 E20 N11 \$	
FOP=[YR=2024;ORIG=39,79] W6 S8 E6 N8 \$	

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							