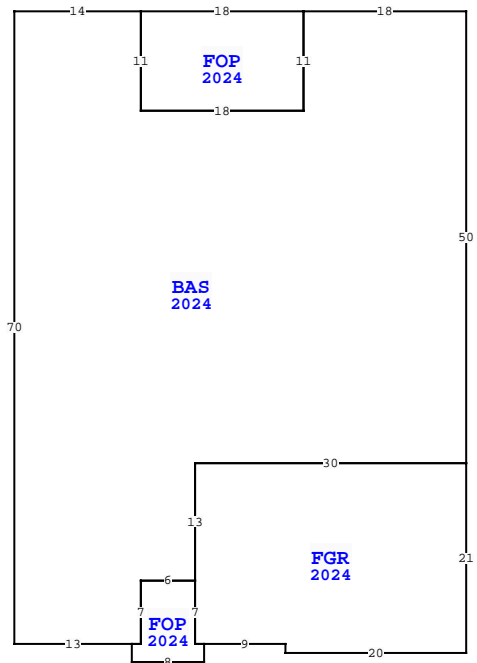


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	11		CLAY TILE	100	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			3	100	
Frame	02		WOOD 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	2,660	100	2024	2,660	298,558
FGR	620	55	2024	341	38,274
FOP	58	30	2024	17	1,908
FOP	198	30	2024	59	6,622
TOTALS	3,536			3,077	345,362

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: 2660										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				345,362
TOTAL MARKET OB/XF VALUE				14,650
TOTAL LAND VALUE - MARKET				60,000
TOTAL MARKET VALUE				420,012
SOH/AGL Deduction				59,089
ASSESSED VALUE				360,923
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				310,201
TOTAL JUST VALUE				420,012
NCON VALUE				360,012
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001721	PRIVATE PROVIDER	494,628	02/12/2024
B2308169	SFR	494,628	06/26/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/1866	2/28/2024	SW	Q	I	01	473,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCCORMICK PHILLIP D						
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	0	925.00	SF	10.00	10.00	100	2025	2024		100	9,250	
2	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2025	2024		100	4,800	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=20,30] E14 S11 E18 N11 E18 S50 W30 S13 W6 S7 W1 W13 N70 \$	
FGR=[YR=2024;ORIG=40,80] E30 S21 W20 N1 W9 W1 N7 N13 \$	
POP=[YR=2024;ORIG=52,30] W18 S11 E18 N11 \$	
POP=[YR=2024;ORIG=40,93] W6 S7 W1 S2 E8 N2 W1 N7 \$	

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							