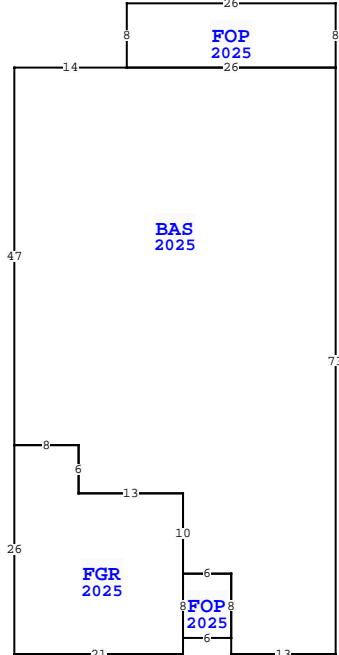


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,392	100	2025
FGR	468	55	2025
FOP	48	30	2025
FOP	208	30	2025
TOTALS	3,116		

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: 2392					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			327,136
TOTAL MARKET OB/XF VALUE			3,835
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			395,971
SOH/AGL Deduction			0
ASSESSED VALUE			395,971
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			345,249
TOTAL JUST VALUE			395,971
NCON VALUE			330,971
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013726	NEW SFR T-3114 H-	434,305	12/11/2024
B240001316	T3114 H2390 G471	434,305	02/02/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/1164	12/13/2024	WD	Q	I	01	470,400
GRANTOR: WEEKLEY HOMES LLC						
GRANTEE: BROUDY DIANNE MARIE						
2688/1034	1/08/2024	SW	Q	V	05	2,220,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: WEEKLEY 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	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2025	2024		100	3,835	

BUILDING NOTES														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
03/19/2025 MLU														

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	000135	C	RES NATURAL	100		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							