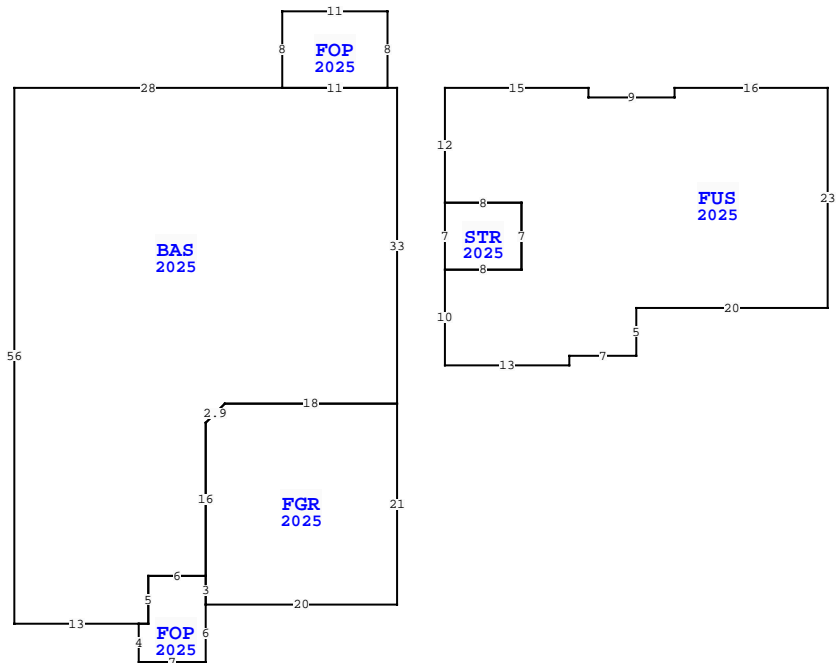


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3.5 100	
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	1,752	100	2025
FGR	418	55	2025
FOP	58	30	2025
FOP	88	30	2025
FUS	968	100	2025
STR	56	10	2025
TOTALS	3,340		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2025 Heated Area: 2720 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		352,532	
TOTAL MARKET OB/XF VALUE		4,563	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		422,095	
SOH/AGL Deduction		70,250	
ASSESSED VALUE		351,845	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		301,123	
TOTAL JUST VALUE		422,095	
NCON VALUE		357,095	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		90,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009792	NSFR (T) 2318 (H)	488,254	08/23/2024
B240001317	T2318H 2754G416P1	488,254	02/02/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/818	8/26/2024	WD	Q	I	01	479,400
GRANTOR: WEEKLEY HOMES LLC						
GRANTEE: SWIM MICHELLE MACRAE						
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	100	2025	2024		100	4,563	

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

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=10,10] E28 E11 E1 S33 W18 D2L2 S16 W6 S5 W1 W13 N56 \$
FUS=[YR=2025;ORIG=55,10] E15 S1 E9 N1 E16 S23 W20 S5 W7 S1 W13 N10 E8 N7 W8 N12 \$
FGR=[YR=2025;ORIG=30,45] U2R2 E18 S21 W20 N3 N16 \$
FOP=[YR=2025;ORIG=49,10] W11 N8 E11 S8 \$
FOP=[YR=2025;ORIG=24,61] E6 S3 S6 W7 N4 E1 N5 \$
STR=[YR=2025;ORIG=55,22] E8 S7 W8 N7 \$

LAND DESCRIPTION	TOTAL OB/XF												4,563											
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	65,000.00	65,000.00	65,000							