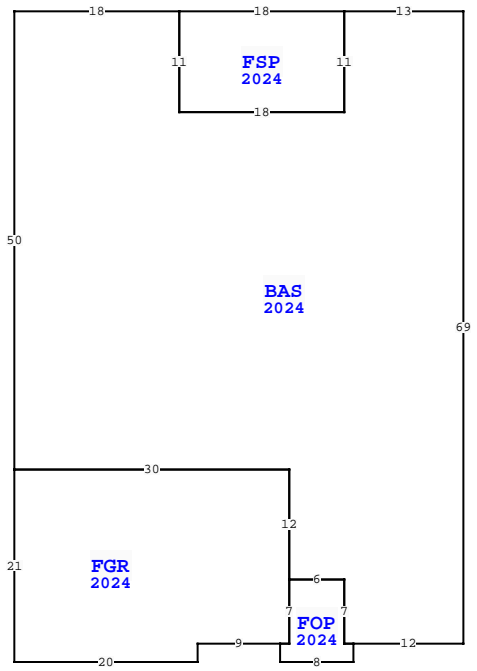


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	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	2,571	100	2024
FGR	610	55	2024
FOP	58	30	2024
FSP	198	40	2024
TOTALS	3,437		
		3,003	353,904

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,003	117.8520	117.85	353,904	2024	2024	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2025 Heated Area: 2571 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			353,904
TOTAL MARKET OB/XF VALUE			9,890
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			428,794
SOH/AGL Deduction			0
ASSESSED VALUE			428,794
TOTAL EXEMPTION VALUE	13		428,794
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			428,794
NCON VALUE			363,794
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007189	PRIVATE PROVIDER	473,213	06/18/2024
240007189	CO		06/18/2024
B240000677	HTD 2571/ FGR 614	473,213	01/19/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/781	7/01/2024	SW	Q	I	01	500,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: JOHNSON WILLIE JAME						
2675/1205	10/20/2023	SW	Q	V	05	3,219,000
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
1	0855	CONC PAVER	0	100	0	989.00	SF	10.00	10.00	100	2025

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

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=69,30] W13 S11 W18 N11 W18 S50 E30 S12 E6 S7 E1 E12 N69 \$											
FGR=[YR=2024;ORIG=50,80] W30 S21 E20 N2 E9 E1 N7 N12 \$											
FSP=[YR=2024;ORIG=56,30] W18 S11 E18 N11 \$											
FOP=[YR=2024;ORIG=56,92] 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	65,000.00	65,000.00	65,000							