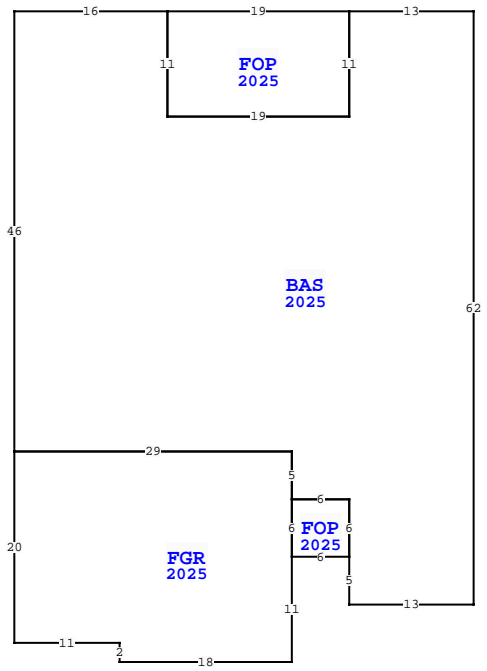


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	100	
Interior Ceiling	NEW		N/A	0	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100	2025	2,237	277,343
FGR	616	55	2025	339	42,029
FOP	36	30	2025	11	1,364
FOP	209	30	2025	63	7,811
TOTALS	3,098			2,650	328,547

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: 2237	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			328,547
TOTAL MARKET OB/XF VALUE			10,520
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			404,067
SOH/AGL Deduction			0
ASSESSED VALUE			404,067
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			353,345
TOTAL JUST VALUE			404,067
NCON VALUE			339,067
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007188	PRIVATE PROVIDER	416,506	06/18/2024
240007188	CO		06/18/2024
B240000700	HTD 2226/ FGR 620	416,506	01/19/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/1263	7/29/2024	SW	Q	I	01	465,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DAVIS JASON GREGORY						
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	1,052.00	SF	10.00	10.00	100	2025	2024		100	10,520	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=10,10] E16 S11 E19 N11 E13 S62 W13 N5 N6 W6 N5 W29 N46 \$	
FOP=[YR=2025;ORIG=45,10] W19 S11 E19 N11 \$	
FGR=[YR=2025;ORIG=10,56] E29 S5 S6 S11 W18 N2 W11 N20 \$	
FOP=[YR=2025;ORIG=39,61] E6 S6 W6 N6 \$	

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							