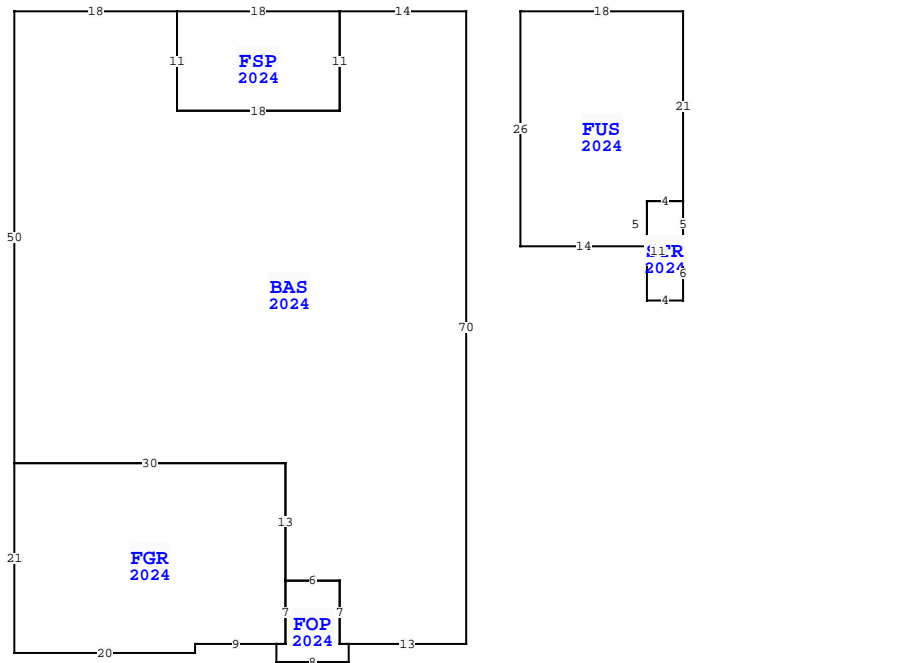


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		5	100		
Bathrooms		4	100		
Frame	02	WOOD FRAME	100		
Stories	1.5	1.5	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	2,660	100	2024	2,660	292,839
FGR	620	55	2024	341	37,541
FOP	58	30	2024	17	1,872
FSP	198	40	2024	79	8,697
FUS	448	100	2024	448	49,320
STR	44	10	2024	4	440
TOTALS	4,028			3,549	390,709

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: 3108											
HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			390,709
TOTAL MARKET OB/XF VALUE			7,860
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			463,569
SOH/AGL Deduction			0
ASSESSED VALUE			463,569
TOTAL EXEMPTION VALUE	13		463,569
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			463,569
NCON VALUE			398,569
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012898	CO		11/15/2024
B240007207	PRIVATE PROVIDER	546,936	06/18/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/310	12/09/2024	SW	Q	I	01	533,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MAGRANE DIANE K & M						
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 PAVR	0	100	0	786.00	SF	10.00	10.00	100	2025	2024		100	7,860	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=70,30] W14 S11 W18 N11 W18 S50 E30 S13 E6 S7 E1 E13 N70 \$	
FGR=[YR=2024;ORIG=50,80] W30 S21 E20 N1 E9 E1 N7 N13 \$	
FUS=[YR=2024;ORIG=94,30] W18 S26 E14 N5 E4 N21 \$	
FSP=[YR=2024;ORIG=38,30] E18 S11 W18 N11 \$	
FOP=[YR=2024;ORIG=50,93] E6 S7 E1 S2 W8 N2 E1 N7 \$	
STR=[YR=2024;ORIG=90,51] E4 S5 S6 W4 N11 \$	

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							