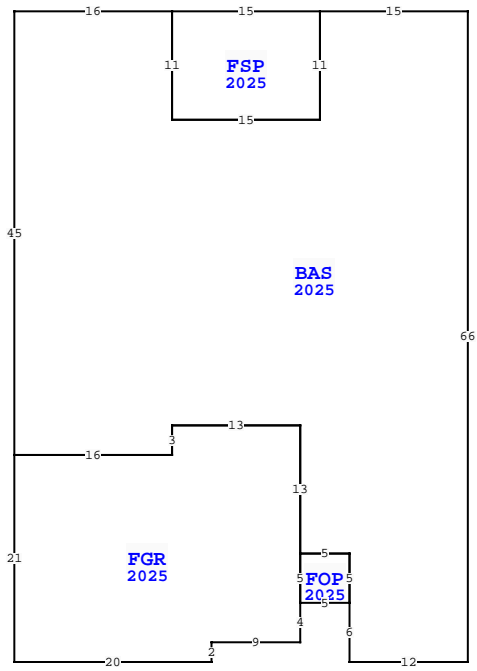


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,168	100	2025
FGR	630	55	2025
FOP	25	30	2025
FSP	165	40	2025
TOTALS	2,988		

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: 2168										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			310,689
TOTAL MARKET OB/XF VALUE			9,100
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			384,789
SOH/AGL Deduction			0
ASSESSED VALUE			384,789
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			334,067
TOTAL JUST VALUE			384,789
NCON VALUE			319,789
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012769	CO		11/13/2024
B240007555	PRIVATE PROVIDER	406,537	06/26/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/462	11/27/2024	SW	Q	I	01	423,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ROMANOV DANIEL & TA						
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	910.00	SF	10.00	10.00	100	2025	2024		100	9,100	

BUILDING NOTES														
BAS=[YR=2025;ORIG=-80,-30] E16 S11 E15 N11 E15 S66 W12 N6 N5 W5 N13 W13 S3 W16 N45 \$														
FSP=[YR=2025;ORIG=-64,-19] E15 N11 W15 S11 \$														
FGR=[YR=2025;ORIG=-51,12] W13 S3 W16 S21 E20 N2 E9 N4 N5 N13 \$														
FOP=[YR=2025;ORIG=-51,25] E5 S5 W5 N5 \$														

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							