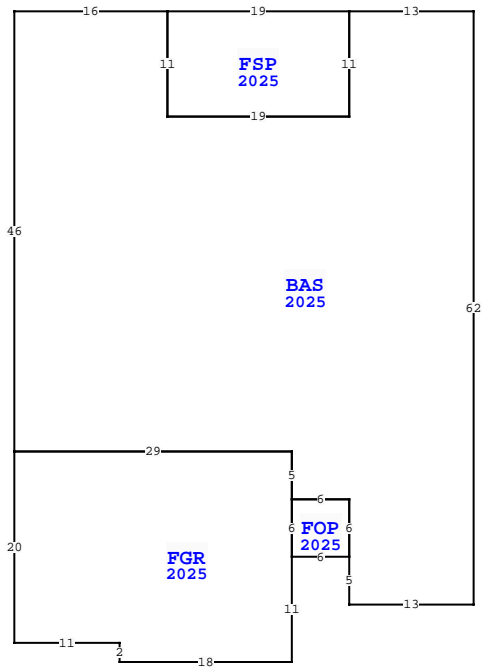


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,237	100	2025
FGR	616	55	2025
FOP	36	30	2025
FSP	209	40	2025
TOTALS	3,098		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		2,671	120.0528	120.05	320,654	2024	2024	0	0	0.00	100.00
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			320,654
TOTAL MARKET OB/XF VALUE			8,970
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			394,624
SOH/AGL Deduction			44,524
ASSESSED VALUE			350,100
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			299,378
TOTAL JUST VALUE			394,624
NCON VALUE			329,624
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012007	PRIVATE PROVIDER	416,506	10/25/2024
B240005628	PRIVATE PROVIDER	416,506	05/09/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/407	10/30/2024	SW	Q	I	02	415,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: WU VELYN LISA						
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	897.00	SF	10.00	10.00	100	2025	2024		100	8,970	

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 \$	
FSP=[YR=2025;ORIG=26,21] E19 N11 W19 S11 \$	
FGR=[YR=2025;ORIG=39,56] W29 S20 E11 S2 E18 N11 N6 N5 \$	
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	000135	C	RES NATURAL	100		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							