

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		5	100
Bathrooms		4	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	2025
FGR	610	55	2025
FOP	58	30	2025
FSP	198	40	2025
FUS	444	100	2025
STR	48	10	2025
TOTALS	3,929		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,452	115.0506	115.05	397,153	2024	2024	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2025 Heated Area: 3015 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			397,153
TOTAL MARKET OB/XF VALUE			8,330
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			470,483
SOH/AGL Deduction			0
ASSESSED VALUE			470,483
TOTAL EXEMPTION VALUE	13		470,483
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			470,483
NCON VALUE			405,483
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011967	PRIVATE PROVIDER	546,936	10/24/2024
B240005627	PRIVATE PROVIDER	546,936	05/09/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2747/487	10/30/2024	SW	Q	I	01	510,000

GRANTOR: LENNAR HOMES LLC
GRANTEE: DECKER MEAGHAN & AN
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	833.00	SF	10.00	10.00	100	2025	2024		100	8,330	

BUILDING NOTES
BAS=[YR=2025;ORIG=10,10] E18 S11 E18 N11 E13 S69 W12 W1 N7 W6 N12 W30 N50 \$
FGR=[YR=2025;ORIG=40,60] W30 S21 E20 N2 E9 E1 N7 N12 \$
FSP=[YR=2025;ORIG=28,21] E18 N11 W18 S11 \$
FOP=[YR=2025;ORIG=40,72] E6 S7 E1 S2 W8 N2 E1 N7 \$
FUS=[YR=2025;ORIG=65,10] E18 S20 W4 S6 W14 N26 \$
STR=[YR=2025;ORIG=79,30] E4 S12 W4 N6 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							