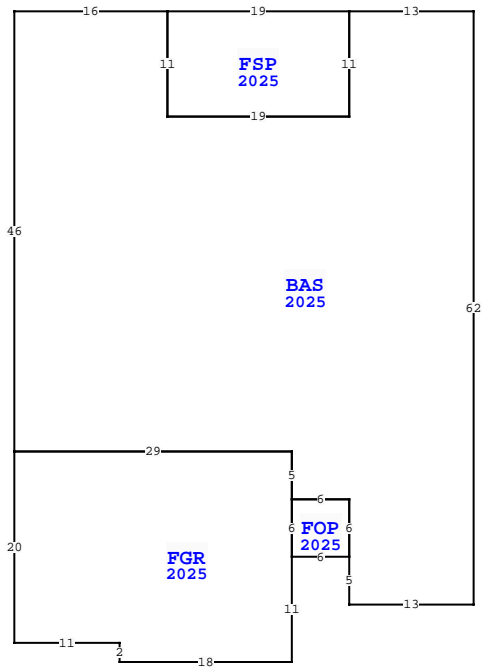


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| 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 | 2,237 | 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 | SINGLE FAM | - 0% | - 2025 | | | | | | | | |
| Heated Area: 2237 | | | | | | HX Base Yr | | | | | |



| 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 | | | 8,580 |
| TOTAL LAND VALUE - MARKET | | | 65,000 |
| TOTAL MARKET VALUE | | | 394,234 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 394,234 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 394,234 |
| TOTAL JUST VALUE | | | 394,234 |
| NCON VALUE | | | 329,234 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 90,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|---------|------------|
| 240012543 | CO | | 11/07/2024 |
| B240005629 | PRIVATE PROVIDER | 416,506 | 05/09/2024 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2753/745 | 11/27/2024 | SW | Q | I | 01 | 433,000 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: ROSE WILLIAM GORDON | | | | | | |
| 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 | 0 | 0 | 858.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2024 | | 100 | 8,580 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 10/30/2024 | DC |

| 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 | 0 | | PUD | | | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |