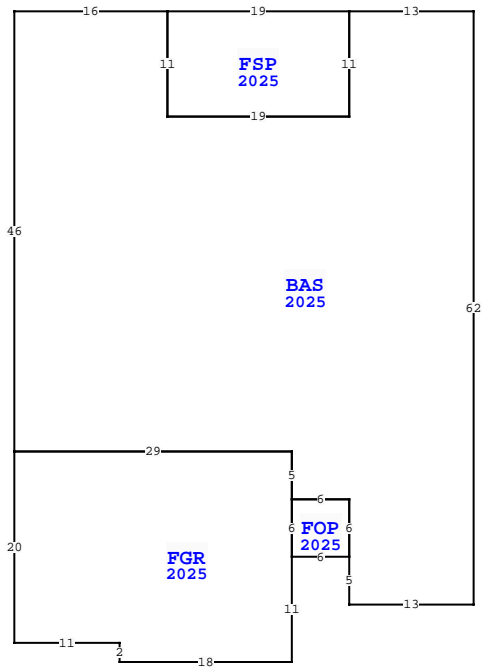


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	11	CLAY TILE	70	
Interior Floo	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		3	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	TOT ADJ AREA
BAS	2,237	100	2025	2,237
FGR	616	55	2025	339
FOP	36	30	2025	11
FSP	209	40	2025	84
TOTALS	3,098			2,671

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
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	320,654	
TOTAL MARKET OB/XF VALUE	10,780	
TOTAL LAND VALUE - MARKET	65,000	
TOTAL MARKET VALUE	396,434	
SOH/AGL Deduction	290,124	
ASSESSED VALUE	106,310	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	106,310	
TOTAL JUST VALUE	396,434	
NCON VALUE	10,780	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	90,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006741	PRIVILEGE PROVIDER	416,506	06/06/2024
240006741	CO		06/06/2024
B240000682	HTD 2226/ FGR 620	416,506	01/19/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2724/677	7/09/2024	SW Q	Q	I	01	454,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: WILLEMIN ALEX DAVID						
2675/1205	10/20/2023	SW Q	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	0	0	1,078.00	SF	10.00	10.00	100	2025	2024		100	10,780	

BLD DATE		LGL DATE	
		03/19/2025	MLU

BUILDING NOTES	
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							