

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 Floor	11	CLAY TILE	100		
Interior Finish	NEW	N/A	0		
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	SUBAREA MARKET VALUE
BAS	2,237	100	2025	2,237	277,343
FGR	614	55	2025	338	41,905
FOP	36	30	2025	11	1,364
FSP	209	40	2025	84	10,414
TOTALS	3,096			2,670	331,027

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: 2237	HX Base Yr 2025					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			331,027
TOTAL MARKET OB/XF VALUE			10,780
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			406,807
SOH/AGL Deduction			28,370
ASSESSED VALUE			378,437
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			327,715
TOTAL JUST VALUE			406,807
NCON VALUE			341,807
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007112	PRIVATE PROVIDER	416,506	06/14/2024
240007112	CO		06/14/2024
B240000736	HTD 2226/ FGR 620	416,506	01/22/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2722/211	6/28/2024	SW Q	Q	I	02	455,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MORRISON PAUL WILLI						
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	100	0	0		10.00	10.00	100	2025	2024		100	10,780	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG 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=26,10] E19 S11 W19 N11 \$	
POP=[YR=2025;ORIG=45,61] W6 S6 E6 N6 \$	
FGR=[YR=2025;ORIG=39,56] W29 S20 E12 S2 E17 N11 N6 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							