

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	70	
Interior Floor	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,571	100	2025	2,571	295,794
FGR	610	55	2025	336	38,657
FOP	58	30	2025	17	1,956
FSP	198	40	2025	79	9,089
FUS	444	100	2025	444	51,082
STR	48	10	2025	5	575
TOTALS	3,929			3,452	397,153

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: 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			0
BASE TAXABLE VALUE			470,483
TOTAL JUST VALUE			470,483
NCON VALUE			405,483
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011867	PRIVATE PROVIDER	546,936	10/22/2024
B240003435	PRIVATE PROVIDER	546,936	03/26/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2746/704	10/28/2024	SW	Q	I	01	520,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HERRON JAMES LUYOYE						
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	0	0	833.00	SF	10.00	10.00	100	2025	2024		100	8,330	

BLD DATE		LGL DATE	
		03/19/2025	MLU

BUILDING NOTES	
BAS=[YR=2025;ORIG=10,10] E18 S11 E18 N11 E13 S69 W12 W1 N7 W6 N12 W30 N50 \$	
FSP=[YR=2025;ORIG=28,21] E18 N11 W18 S11 \$	
FGR=[YR=2025;ORIG=40,60] W30 S21 E20 N2 E9 E1 N7 N12 \$	
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	0		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							