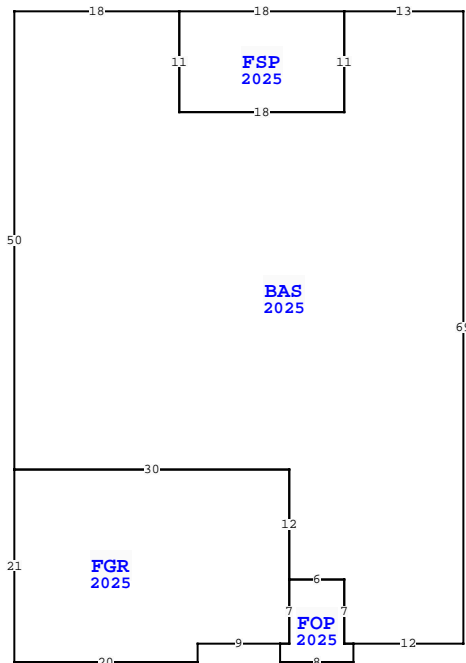


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,571	100	2025
FGR	610	55	2025
FOP	58	30	2025
FSP	198	40	2025
TOTALS	3,437		

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: 2571					HX Base Yr 2025						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			342,582
TOTAL MARKET OB/XF VALUE			10,150
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			417,732
SOH/AGL Deduction			91,057
ASSESSED VALUE			326,675
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			275,953
TOTAL JUST VALUE			417,732
NCON VALUE			352,732
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006832	PRIVATE PROVIDER	473,213	06/07/2024
240006832	CO		06/07/2024
B240000685	HTD 2571/ FGR 614	473,213	01/19/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2721/1150	6/25/2024	SW	Q	I	02	488,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DEFAU JONATHAN BRET						
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	100	0	0		10.00	10.00	100	2025	2024		100	10,150	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/19/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
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 \$	

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							