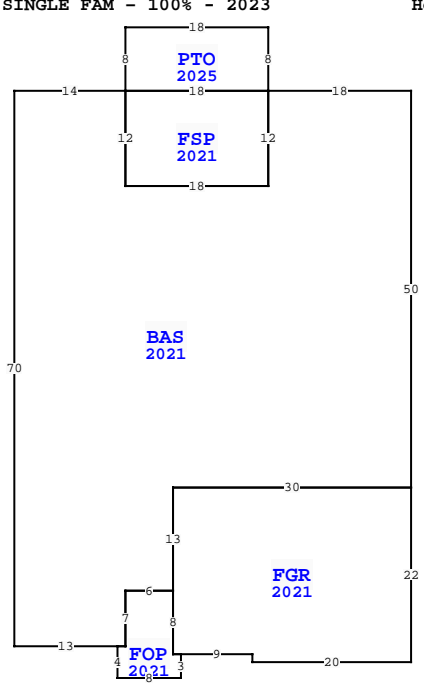


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,642	100	2021
FGR	650	55	2021
FOP	73	30	2021
FSP	216	40	2021
PTO	144	5	2025
TOTALS	3,725		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,115	114.0846	114.08	355,359	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2642 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			351,805
TOTAL MARKET OB/XF VALUE			11,856
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			438,661
SOH/AGL Deduction			6,708
ASSESSED VALUE			431,953
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			381,231
TOTAL JUST VALUE			438,661
NCON VALUE			3,310
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			419,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015961	SCRN ENCLSR (8X18)	11,800	12/13/2023
21017753	CO ISSUED	0	12/23/2021
21002699	NEW CONSTR	385,428	04/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/1143	6/05/2025	LE	U	I	11	100
GRANTOR: SCHWENGER WALTER JOHN						
GRANTEE: THE WALTER J SCHWEN						
2526/1474	12/30/2021	SW	Q	I	01	398,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SCHWENGER WALTER J						

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	943.00	SF	10.00	10.00	100	2021	2021	3	99	9,336	
2	0911	SCRN RM A	0	100	18	144.00	SF	17.50	17.50	100	2025	2024		100	2,520	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BAS=[YR=2021;ORIG=0,0] W18 S12 W18 N12 W14 S70 E13 E1 N7 E6 N13 E30 N50 \$	
FGR=[YR=2021;ORIG=-29,71] E9 S1 E20 N22 W30 S13 S8 E1 \$	
FSP=[YR=2021;ORIG=-18,0] W18 S12 E18 N12 \$	
FOP=[YR=2021;ORIG=-37,70] S4 E8 N3 W1 N8 W6 S7 W1 \$	
PTO=[YR=2025;ORIG=-36,0] E18 N8 W18 S8 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 11,856																								
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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							