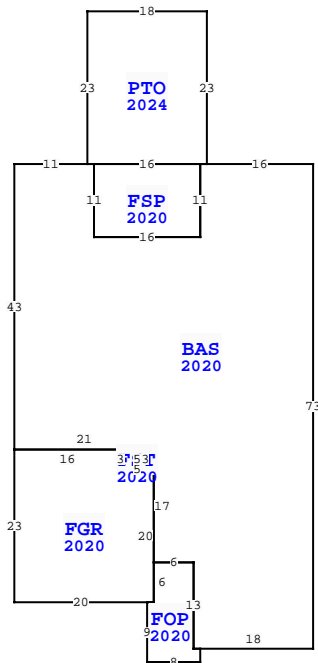


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
BAS	2,401	100
FGR	468	55
FOP	101	30
FSP	176	40
FST	15	55
PTO	414	5
TOTALS	3,575	

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%	- 2024	120.05	334,579	2020	2020	0	0	1.50	98.50
				Heated Area: 2401			HX Base Yr 2024				



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	329,560	
TOTAL MARKET OB/XF VALUE	7,203	
TOTAL LAND VALUE - MARKET	75,000	
TOTAL MARKET VALUE	411,763	
SOH/AGL Deduction	3,296	
ASSESSED VALUE	408,467	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	357,745	
TOTAL JUST VALUE	411,763	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	396,955	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013206	CO ISSUED	0	01/05/2021
20005232	NEW CONSTR	324,314	07/31/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/144	7/31/2023	WD	Q	I	01	550,000
GRANTOR: EYERMAN FAMILY TRUST						
GRANTEE: MORGAN PETER H						
2431/1304	1/28/2021	SW	Q	I	01	354,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: EYEMAN FAMILY TRUST						

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	735.00	SF	10.00	10.00	100	2020	2020	3	98	7,203	

BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

BUILDING NOTES
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BUILDING DIMENSIONS
BAS=[YR=2020;ORIG=0,0] W16 W1 S11 W16 N11 W1 W11 S43 E21 S17 E6 S13 E18 N73 \$
FGR=[YR=2020;ORIG=-45,43] S23 E20 E1 N20 W5 N3 W16 \$
FSP=[YR=2020;ORIG=-17,0] W16 S11 E16 N11 \$
FOP=[YR=2020;ORIG=-25,66] S9 E8 N2 W1 N13 W6 S6 W1 \$
FST=[YR=2020;ORIG=-24,46] W5 N3 E5 S3 \$
PTO=[YR=2024;ORIG=-34,0] E1 E16 E1 N23 W18 S23 \$

LAND DESCRIPTION																								
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							