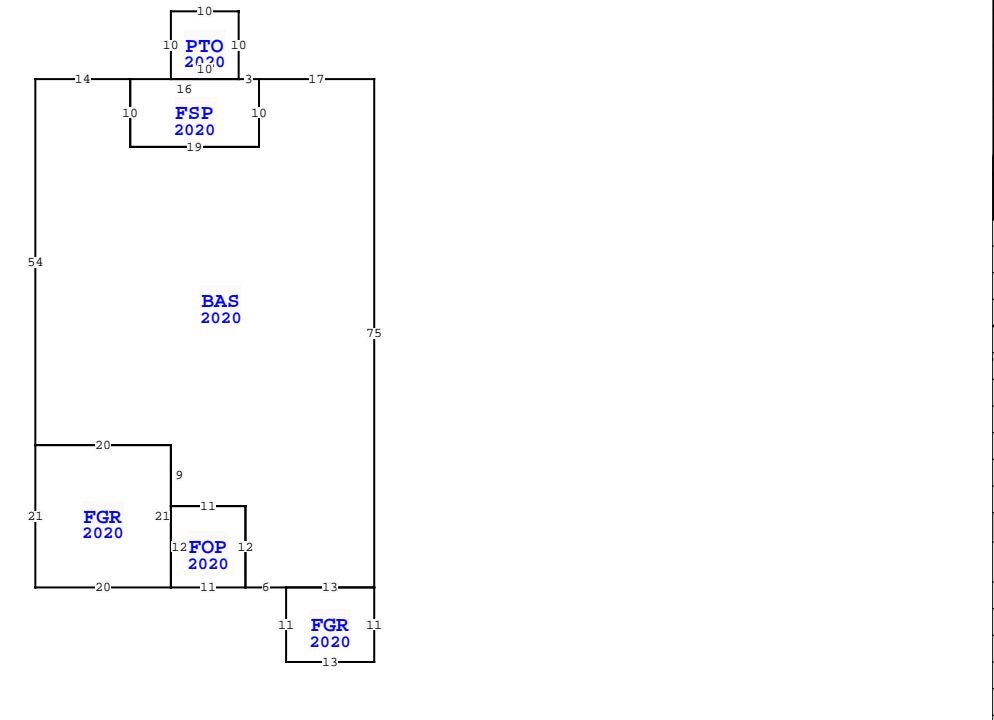


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,439	114.0846	114.08	392,321	2020	2020	0	0	0	1.50	98.50



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,008	100	2020	3,008	338,006
FGR	143	55	2020	79	8,877
FGR	420	55	2020	231	25,957
FOP	132	30	2020	40	4,495
FSP	190	40	2020	76	8,540
PTO	100	5	2020	5	561
TOTALS	3,993			3,439	386,436

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				386,436
TOTAL MARKET OB/XF VALUE				10,947
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				472,383
SOH/AGL Deduction				92,170
ASSESSED VALUE				380,213
TOTAL EXEMPTION VALUE	HX HB VX			55,722
BASE TAXABLE VALUE				324,491
TOTAL JUST VALUE				472,383
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				455,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009365	CO ISSUED	0	10/07/2020
20003010	NEW CONSTR	402,315	05/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/0896	10/22/2020	SW	Q	I	02	424,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GERMAN RUBEN M & SU						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
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	1,117.00	SF	10.00	10.00	100	2020	2020	3	98	10,947	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W17 FSP=[YR=2020] W3 PTO=[YR=2020] N10 W10 S10 E10\$ W16 S10 E19 N10\$ S10 W19 N10 W14 S54 FGR=[YR=2020] S21 E20 FOP=[YR=2020] E11 N12 W11 S12\$ N21 W20\$ E20 S9 E11 S12 E6 FGR=[YR=2020] S11 E13 N11 W13\$ E13 N75\$.	

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	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							