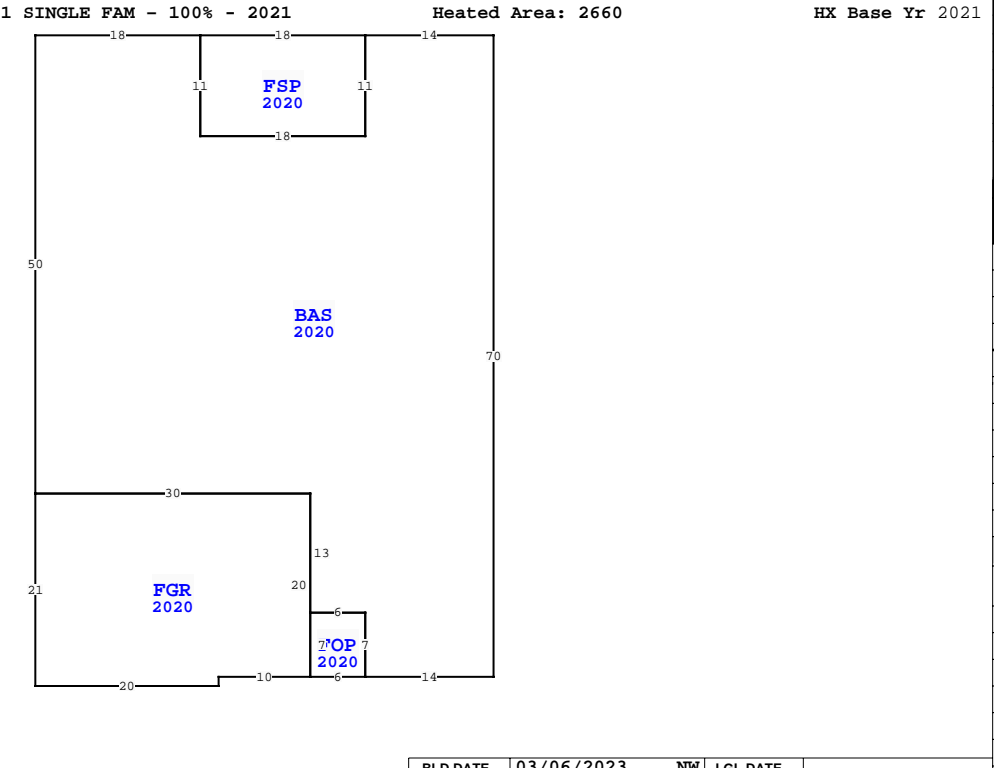


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,093	117.8520	117.85	364,510	2020	2020	0	0	1.50	98.50	

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		359,042
TOTAL MARKET OB/XF VALUE		7,820
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		441,862
SOH/AGL Deduction		85,520
ASSESSED VALUE		356,342
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,620
TOTAL JUST VALUE		441,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,729



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	2,660	100	2020	2,660	308,779
FGR	620	55	2020	341	39,584
FOP	42	30	2020	13	1,509
FSP	198	40	2020	79	9,170
TOTALS	3,520			3,093	359,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008981	CO ISSUED	0	09/28/2020
20000131	NEW CONSTR	468,256	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I	RSN CD	SALE PRICE
2406/0435	10/26/2020	SW	Q	I	01	369,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DOWN'S MICHAEL A & A						
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	798.00	SF	10.00	10.00	100	2020	2020	3	98	7,820	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2020] W14 FSP=[YR=2020] W18 S11 E18 N11\$ S11 W18 N11
W18 S50 FGR=[YR=2020] S21 E20 N1 E10 FOP=[YR=2020] E6 N7 W6
S7\$ N20 W30\$ E30 S13 E6 S7 E14 N70\$.

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							