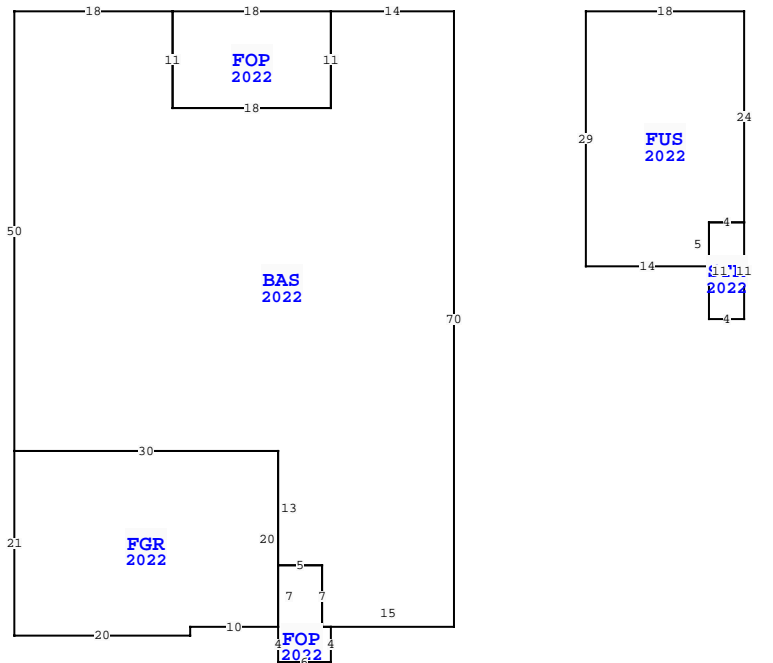




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	3,591	110.3760	110.38	396,375	2022	2022	0	0	0	0.50	99.50		

1 SINGLE FAM - 100% - 2024 Heated Area: 3169 HX Base Yr



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	2,667	100	2022	2,667	292,911
FGR	620	55	2022	341	37,452
FOP	59	30	2022	18	1,977
FOP	198	30	2022	59	6,479
FUS	502	100	2022	502	55,134
STR	44	10	2022	4	440
TOTALS	4,090			3,591	394,393

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			394,393
TOTAL MARKET OB/XF VALUE			13,266
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			482,659
SOH/AGL Deduction			4,223
ASSESSED VALUE			478,436
TOTAL EXEMPTION VALUE	13		478,436
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			482,659
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			464,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013079	CO ISSUED	0	08/25/2022
21016605	NEW CONSTR	512,774	12/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/0429	8/26/2022	SW	Q	I	01	501,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SCHRODER PHILLIP JO						
2546/0346	3/08/2022	SW	Q	V	05	308,000
GRANTOR: AG ESSENTIAL HOUSING						
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	2022	2022	3	99	13,266	

BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
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BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
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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	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							