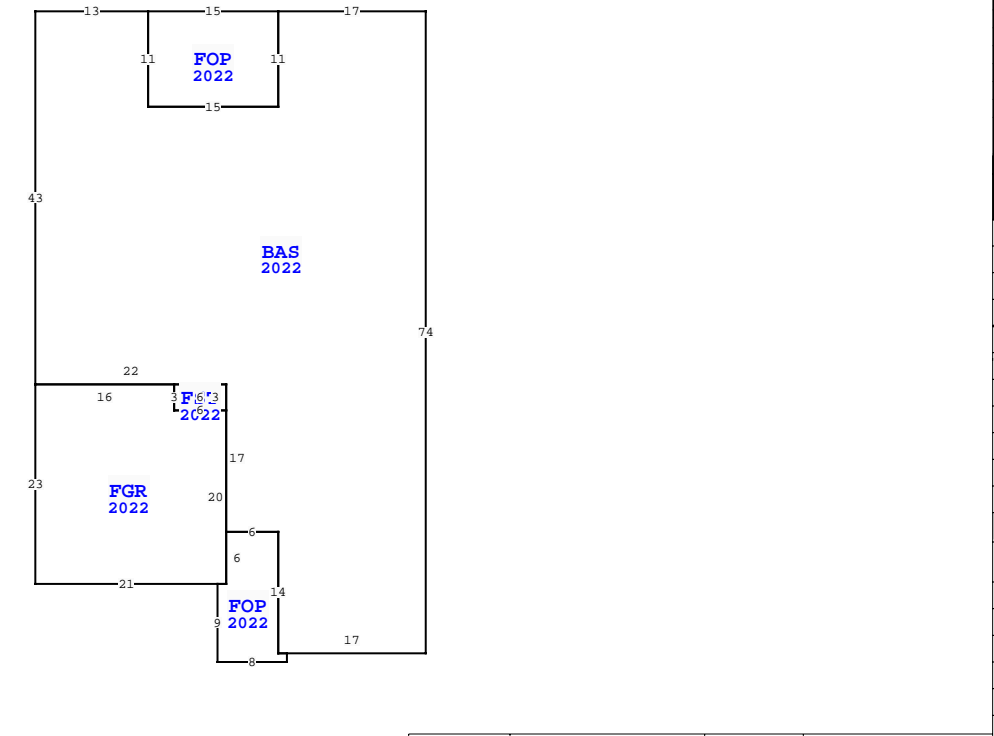


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,757	122.0688	122.07	336,547	2022	2022	0	0	0.50	99.50		



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	2,399	100	2022	2,399	291,382
FGR	488	55	2022	268	32,551
FOP	100	30	2022	30	3,644
FOP	165	30	2022	50	6,073
FST	18	55	2022	10	1,215
TOTALS	3,170			2,757	334,864

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			334,864
TOTAL MARKET OB/XF VALUE			7,554
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			417,418
SOH/AGL Deduction			7,917
ASSESSED VALUE			409,501
TOTAL EXEMPTION VALUE	13		409,501
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			417,418
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			402,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011434	CO ISSUED	0	07/26/2022
21010993	NEW CONSTR	389,937	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/1749	7/27/2022	SW	Q	I	01	485,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: COOK TYECHIA ANDRIC						
2578/0930	6/07/2022	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	763.00	SF	10.00	10.00	100	2022	2022	3	99	7,554	

BUILDING NOTES			
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS			
BAS=[YR=2022] W17 FOP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W13 S43 FGR=[YR=2022] S23 E21 FOP=[YR=2022] S9 E8 N1 W1 N14 W6 S6 W1\$ E1 N20 FST=[YR=2022] N3W6S3E6\$ W6N3W16\$ E22 S17 E6 S14 E17 N74\$.			

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							