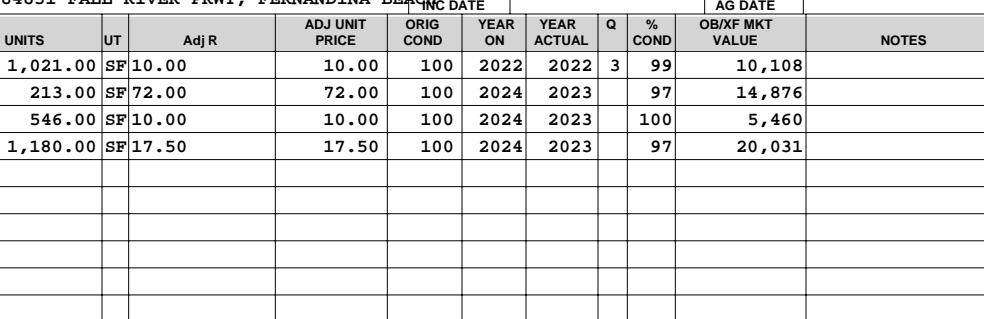


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 2. 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	3,611	110.3760	110.38	398,582	2022	2022	0	0	0	0.50	99.50		

1 SINGLE FAM - 100% - 2023 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
FSP	198	40	2022	79	8,676
FUS	502	100	2022	502	55,134
STR	44	10	2022	4	440
TOTALS	4,090			3,611	396,589

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	1,021.00	UT	10.00	10.00	100	2022	2022	3	99	10,108	
2	0866	POOL FIBER	0	100	0	213.00	SF	72.00	72.00	100	2024	2023		97	14,876	
3	0855	CONC PAVER	0	100	0	546.00	SF	10.00	10.00	100	2024	2023		100	5,460	
4	0911	SCRN RM A	0	100	0	1,180.00	SF	17.50	17.50	100	2024	2023		97	20,031	

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	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							

TOTAL OB/XF													
50,475													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			396,589
TOTAL MARKET OB/XF VALUE			50,475
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			522,064
SOH/AGL Deduction			7,878
ASSESSED VALUE			514,186
TOTAL EXEMPTION VALUE	13		514,186
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			522,064
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			505,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006955	POOL ENCL	16,995	05/26/2023
2300973	SWIM POOL	0	02/13/2023
22013215	CO ISSUED	0	08/29/2022
21015057	NEW CONSTR	512,774	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I /	RSN CD	SALE PRICE
2587/1559	8/30/2022	SW Q	Q I	I 01		552,000

GRANTOR: LENNAR HOMES LLC
GRANTEE: BARTHELEMY MICHAEL
2554/0768 4/08/2022 SW Q V 05 308,000
GRANTOR: AG ESSENTIAL HOUSING
GRANTEE: LENNAR HOMES LLC

BUILDING NOTES													
BAS=[YR=2022] W14 FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E10 FOP=[YR=2022] S4 E6 N4 W1 N7 W5 S7\$ N20 W30\$ E30 S13 E5 S7 E15 N70 \$ PTR=E15 FUS=[YR=2022] E18 S24 STR=[YR=2022] S11 W4 N11 E4\$ W4 S5 W14 N29\$ W15\$.													