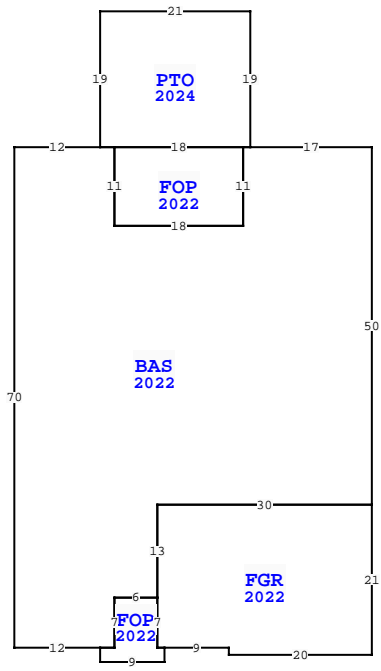


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	2,660	100	2022
FGR	620	55	2022
FOP	60	30	2022
FOP	198	30	2022
PTO	399	5	2024
TOTALS	3,937		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,098	114.7608	114.76	355,526	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023										Heated Area: 2660	HX Base Yr 2023



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			353,748
TOTAL MARKET OB/XF VALUE			15,337
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			444,085
SOH/AGL Deduction			10,242
ASSESSED VALUE			433,843
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			383,121
TOTAL JUST VALUE			444,085
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			428,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014036	SCRN ENCLSR	12,807	10/31/2023
22013304	CO ISSUED	0	08/30/2022
21015086	NEW CONSTR	439,081	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1389	8/30/2022	SW	Q	I	02	550,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: TATE STEPHEN RUDOLP						
2576/1835	7/06/2022	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	865.00	SF	10.00	10.00	100	2022	2022	3	99	8,564	
2	0911	SCRN RM A	0	100	19	399.00	SF	17.50	17.50	100	2024	2023		97	6,773	

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

BUILDING NOTES	
BAS=[YR=2022;ORIG=0,0] W17 W1 S11 W18 N11 W2 W12 S70 E12 E2 N7 E6 N13 E30 N50 \$	
FGR=[YR=2022;ORIG=-29,70] E9 S1 E20 N21 W30 S13 S7 E1 \$	
FOP=[YR=2022;ORIG=-18,0] W18 S11 E18 N11 \$	
FOP=[YR=2022;ORIG=-38,70] S2 E9 N2 W1 N7 W6 S7 W2 \$	
PTO=[YR=2024;ORIG=-38,-19] E21 S19 W1 W18 W2 N19 \$	

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							