

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	113.2110	113.21	408,801	2022	2022	0	0	0	0.50	99.50

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

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			406,757
TOTAL MARKET OB/XF VALUE			9,723
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			491,480
SOH/AGL Deduction			4,553
ASSESSED VALUE			486,927
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			436,205
TOTAL JUST VALUE			491,480
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			473,204

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	300,421
FGR	620	55	2022	341	38,412
FOP	59	30	2022	18	2,028
FSP	198	40	2022	79	8,899
FUS	502	100	2022	502	56,547
STR	44	10	2022	4	451
TOTALS	4,090			3,611	406,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014548	CO ISSUED	0	09/23/2022
21015090	NEW CONSTR	512,774	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/1397	5/09/2023	WD Q	Q	I	02	660,000

GRANTOR: DRAPER JEREMY MADISON  
GRANTEE: GILMORE DAVID M & D  
2593/1045 9/28/2022 SW Q I 01 631,000  
GRANTOR: LENNAR HOMES LLC  
GRANTEE: DRAPER JEREMY MADIS

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	890.00	SF	10.00	10.00	100	2022	2022	3	99	8,811	
2	0462	ST/AL FNC	0	100	0	96.00	SF	10.00	10.00	100	2022	2022	3	95	912	

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

BUILDING DIMENSIONS		
BAS=[YR=2022;ORIG=0,0] W14 S11 W18 N11 W18 S50 E30 S13 E5 S7 E15 N70 \$		
FGR=[YR=2022;ORIG=-50,50] S21 E20 N1 E10 N20 W30 \$		
FUS=[YR=2022;ORIG=15,0] E18 S29 W14 N5 W4 N24 \$		
FSP=[YR=2022;ORIG=-14,0] W18 S11 E18 N11 \$		
FOP=[YR=2022;ORIG=-20,70] S4 E6 N4 W1 N7 W5 S7 \$		
STR=[YR=2022;ORIG=19,29] S6 W4 N11 E4 S5 \$		
PTR=[ORIG=0,0] E15 W15 \$		

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								