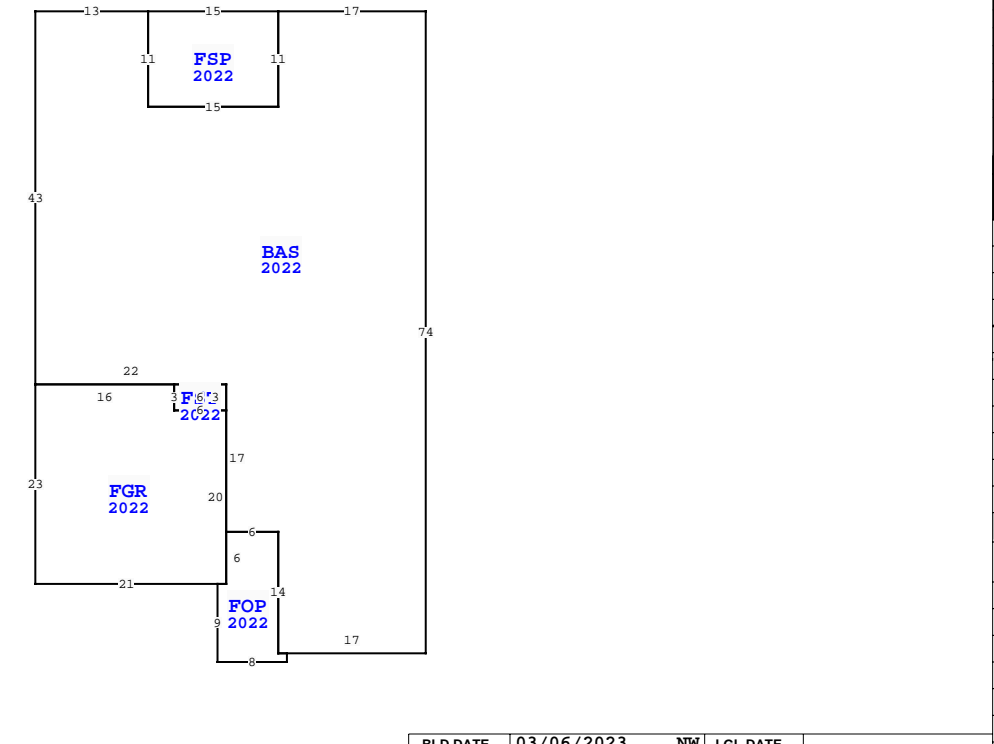




ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,773	120.7584	120.76	334,867	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	288,254
FGR	488	55	2022	268	32,202
FOP	100	30	2022	30	3,605
FSP	165	40	2022	66	7,930
FST	18	55	2022	10	1,202
TOTALS	3,170			2,773	333,193

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				333,193
TOTAL MARKET OB/XF VALUE				7,366
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				415,559
SOH/AGL Deduction				3,384
ASSESSED VALUE				412,175
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				361,453
TOTAL JUST VALUE				415,559
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				400,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017561	CO ISSUED	0	11/30/2022
22004056	NEW CONSTR	393,679	03/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/1075	11/30/2022	SW	Q	I	01	464,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CHAPIN JEFFREY E &						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
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	744.00	SF	10.00	10.00	100	2022	2022	3	99	7,366	

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

BUILDING DIMENSIONS				
BAS=[YR=2022] W17 FSP=[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\$ W6N3 W16\$ 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							