

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 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	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	110	5	2025
PTO	936	5	2025
TOTALS	4,584		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,131	114.7608	114.76	359,314	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023										Heated Area: 2660	
										HX Base Yr 2023	

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			357,517
TOTAL MARKET OB/XF VALUE			29,528
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			587,045
SOH/AGL Deduction			238,312
ASSESSED VALUE			348,733
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			298,011
TOTAL JUST VALUE			587,045
NCON VALUE			25,188
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			545,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24006082	NEW SCREEN ENCLOS	15,500	05/21/2024
22017968	CO ISSUED	0	12/07/2022
22006867	NEW CONSTR	439,055	05/03/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0295	11/29/2022	SW	Q	I	01	481,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FISCHER TENANCY BY						
2595/1570	10/06/2022	SW	U	V	37	1,000,800
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	819.00	SF	10.00	10.00	100	2022	2022	3	99	8,108	
2	0912	SCRN RM G	0	100	39	936.00	SF	20.00	20.00	100	2025	2024		100	18,720	
3	0855	CONC PAVER	0	100	3	270.00	SF	10.00	10.00	100	2025	2024		100	2,700	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/17/2024	MLU

BUILDING NOTES	
BAS=[YR=2022;ORIG=0,0] W18 S11 W18 N11 W3 W11 S70 E12 E2 N7 E6 N13 E30 N50 \$	
FGR=[YR=2022;ORIG=-29,70] E9 S1 E20 N21 W30 S13 S7 E1 \$	
POP=[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=2025;LABEL=paver pto-scrn enclsr;ORIG=0,0] W18 W18 W3 N10 N14 E39 S24 \$	
PTO=[YR=2025;ORIG=-39,-10] W11 S10 E11 N10 \$	

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							