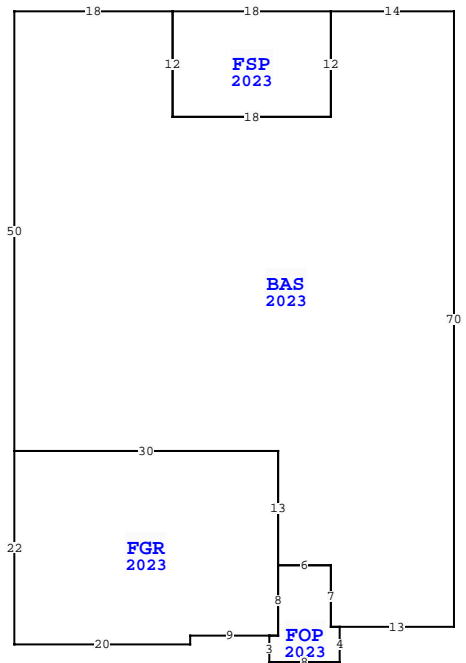


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
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	2,642	100	2023
FGR	650	55	2023
FOP	73	30	2023
FSP	216	40	2023
TOTALS	3,581		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,108	112.8288	112.83	350,676	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024										Heated Area: 2642	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			350,676
TOTAL MARKET OB/XF VALUE			66,000
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			491,676
SOH/AGL Deduction			138,238
ASSESSED VALUE			353,438
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			302,716
TOTAL JUST VALUE			491,676
NCON VALUE			57,450
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			416,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP24-2534	SCRN ENCLSR (22X5	19,900	04/29/2024
SP240004143	(12X28) NEW INGRO	86,826	04/11/2024
230005071	CO		04/19/2023
22014643	NEW CONSTR	427,454	09/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2656/713	7/25/2023	WD Q	Q	I	01	520,000
GRANTOR: RUDDOCK ALEXANDER KRI						
GRANTEE: SANDY CONCH TRUST						
2650/165	6/22/2023	SW Q	Q	V	05	923,800
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	INC DATE	LAND DATE	AG DATE
1	0855	CONC PAVER	0	100	0	855.00	SF	10.00	10.00	100	2023	2023		100	8,550			06/13/2023	MLU
2	0911	SCRN RM A	0	100	50	1,100.00	SF	17.50	17.50	100	2025	2024		100	19,250				
3	0861	POOL GUNIT	0	100	28	336.00	SF	85.00	85.00	100	2025	2024		100	28,560				
4	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000				
5	0855	CONC PAVER	0	100	0	764.00	SF	10.00	10.00	100	2025	2024		100	7,640				
TOTALS															66,000				

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	DPTH 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							