

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	90		
Exterior Wall	21	STONE	10		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LVT/LAMNT	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		
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	09		
NEIGHBORHOOD/LOC	9016.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,260	100	2025	3,260	430,287
FGR	682	55	2025	375	49,496
FOP	102	30	2025	31	4,092
FOP	244	30	2025	73	9,635
TOTALS	4,288			3,739	493,511

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,739	99.9900	131.99	493,511	2024	2024	0	0	0.00	100.00
1 SNGL FAM - 0% - 2025											
Heated Area: 3260											
HX Base Yr											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			493,511
TOTAL MARKET OB/XF VALUE			15,084
TOTAL LAND VALUE - MARKET			53,000
TOTAL MARKET VALUE			561,595
SOH/AGL Deduction			0
ASSESSED VALUE			561,595
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			561,595
TOTAL JUST VALUE			561,595
NCON VALUE			508,595
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240014109	PRIVATE PROVIDER	595,550	12/20/2024
B240009008	PRIVATE PROVIDER	595,550	08/02/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2759/1315	12/27/2024	SW Q	Q	I	01	716,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: GILBERT FRANZ & ASH

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=140,0] W22 S8 W13 N8 W1 W36 S15 W2 S16 E2 S17 E7 S6 E18 E1 N3 E10 S3 E1 E13 N22 E22 N32 \$	
FOP=[YR=2025;ORIG=104,-10] E14 S10 S8 W13 N8 W1 N10 \$	
FOP=[YR=2025;ORIG=94,51] E10 S3 E1 S6 W12 N6 E1 N3 \$	
FGR=[YR=2025;ORIG=118,32] E22 S30 W11 S2 W11 N10 N22 \$	

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	0811	CONCRETE B	0	0	0	2,420.00	SF	5.20	5.20	100	2025	2024		100	12,584	
2	0600	SUMMER KIT	0	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	53,000.00	53,000.00	53,000							