



BUILDING CHARACTERISTICS		
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 Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 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	2,600	100	2021	2,600	351,457
FGR	441	55	2021	243	32,847
FOP	135	30	2021	40	5,407
FOP	228	30	2021	68	9,191
TOTALS	3,404			2,951	398,903

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,951	103.4940	136.61	403,136	2021	2021	0	0	1.05	98.95
1 SNGL FAM - 0% - 0 Heated Area: 2600 HX Base Yr											
BLD DATE: 04/16/2025 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,583.00	SF	4.00	4.00	
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	2,500.00	2,500.00	

TOTAL OB/XF											
8,519											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	0		OR	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		398,903	
TOTAL MARKET OB/XF VALUE		8,519	
TOTAL LAND VALUE - MARKET		53,000	
TOTAL MARKET VALUE		460,422	
SOH/AGL Deduction		0	
ASSESSED VALUE		460,422	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		460,422	
TOTAL JUST VALUE		460,422	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		467,253	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012307	CO ISSUED	0	09/15/2021
21004124	NEW CONSTR	370,307	04/05/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2521/0261	11/30/2021	SW	Q	I	01
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: SIMS ROMANO & BARBA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W14 FOP=[YR=2021] W19 S12 E19 N12\$ S12 W19 N19 W21 S47 E2 FGR=[YR=2021] S21 E21 N1 FOP=[YR=2021] E19 N5 W11 N5 W8 S10\$ N20 W21\$ E21 S10 E8 S5 E11 S8 E12 N63\$.											