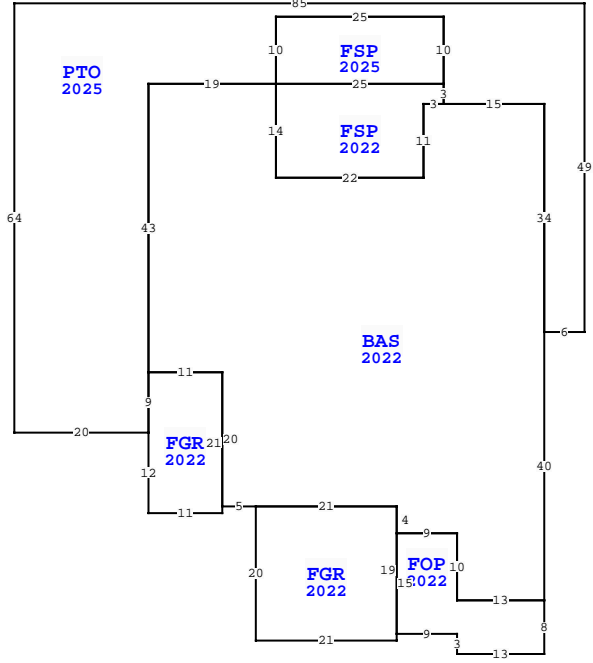


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		0	100
Units		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
BAS	3,353	100	2022
FGR	231	55	2022
FGR	420	55	2022
FOP	239	30	2022
FSP	317	40	2022
FSP	250	40	2025
PTO	2,077	5	2025
TOTALS	6,887		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,114	97.7680	129.05	530,912	2022	2022	0	0	0.55	99.45
1 SNGL FAM - 100% - 2025 Heated Area: 3353 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			543,977
TOTAL MARKET OB/XF VALUE			39,525
TOTAL LAND VALUE - MARKET			53,000
TOTAL MARKET VALUE			636,502
SOH/AGL Deduction			0
ASSESSED VALUE			636,502
TOTAL EXEMPTION VALUE	13		636,502
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			636,502
NCON VALUE			40,252
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			595,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005383	CO ISSUED	0	04/07/2022
21011248	NEW CONSTR	483,860	08/25/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/1752	7/14/2025	QC	U	I	11	100

GRANTOR: BROWN JOHN C	
GRANTEE: BROWN JOHN C	
2559/0620	4/19/2022 SW Q I 01 632,900
GRANTOR: LGI HOMES-FLORIDA LLC	
GRANTEE: BROWN JOHN C	

BUILDING NOTES	
BAS=[YR=2022;ORIG=0,0] W15 W3 S11 W22 N14 W19 S43 E11 S20 E5 E21 S4 E9 S10 E13 N40 N34 \$	
FGR=[YR=2022;ORIG=-43,60] S20 E21 N1 N19 W21 \$	
FSP=[YR=2022;ORIG=-15,0] N3 W25 S14 E22 N11 E3 \$	
FSP=[YR=2025;ORIG=-40,-3] N10 E25 S10 W25 \$	
FOP=[YR=2022;ORIG=-22,79] E9 S3 E13 N8 W13 N10 W9 S15 \$	
FGR=[YR=2022;ORIG=-59,40] S9 S12 E11 N21 W11 \$	
PTO=[YR=2025;ORIG=-79,49] N64 E85 S49 W6 N34 W15 N3 N10 W25 S10 W19 S43 S9 W20 \$	

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	0812	CONCRETE C	0	100	0	2,600.00	SF	4.00	4.00	100	2022	2022	3	99	10,296	
2	0600	SUMMER KIT	0	100	0	1.00	UT	2,500.00	2,500.00	100	2022	2022	3	93	2,325	
3	0476	VF 6 SBPL	0	100	0	822.00	LF	32.00	32.00	100	2025	2024		100	26,304	
4	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION																								
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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	53,000.00	53,000.00	53,000							

