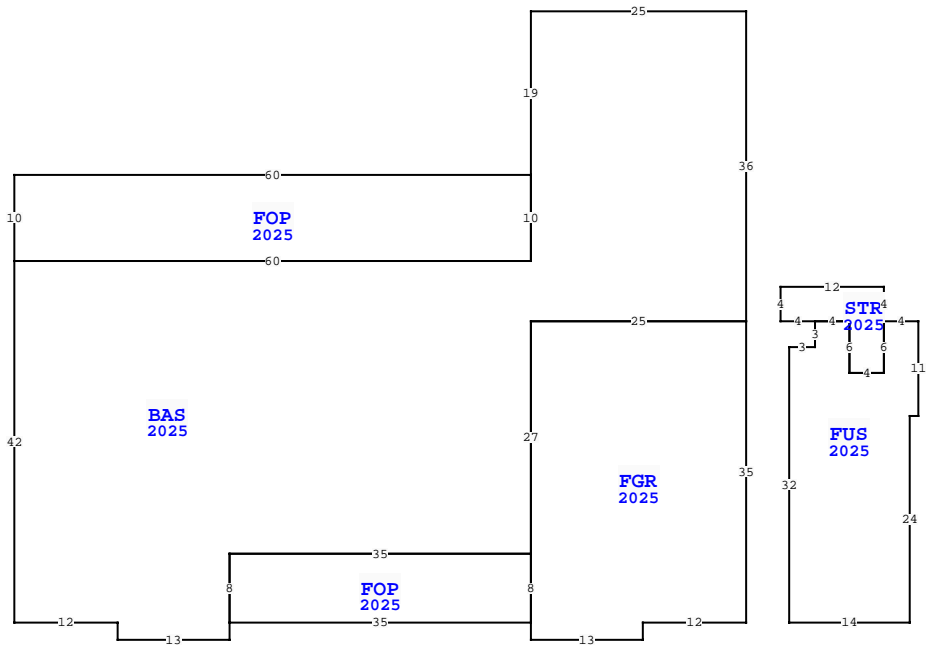


ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	08		IRREGULAR	100	
Roof Cover	03		COMP SHNGL	90	
Roof Cover	12		MODULAR MT	10	
Interior Wall	05		DRYWALL	100	
Interior Floo	13		LVT/LAMNT	60	
Interior Floo	14		CARPET	40	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			5	100	
Bathrooms			4.5	100	
Frame	02		WOOD FRAME	100	
Stories	1.5		1.5	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	3,166	100	2025	3,166	413,005
FGR	901	55	2025	496	64,703
FOP	280	30	2025	84	10,958
FOP	600	30	2025	180	23,481
FUS	468	100	2025	468	61,051
STR	72	10	2025	7	913
TOTALS	5,487			4,401	574,110

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2025								
Heated Area: 3634			HX Base Yr 2025								



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			574,110
TOTAL MARKET OB/XF VALUE			9,120
TOTAL LAND VALUE - MARKET			53,000
TOTAL MARKET VALUE			636,230
SOH/AGL Deduction			0
ASSESSED VALUE			636,230
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			585,508
TOTAL JUST VALUE			636,230
NCON VALUE			583,230
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006229	NEW RES AC	39,720	06/10/2025
CO240007988	SFR H-3654 P-912	692,724	07/08/2024
230011761	NEW SFR	692,724	09/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2725/85	7/11/2024	SW Q	Q	I	01	799,900

GRANTOR: LGI HOMES-FLORIDA LLC  
GRANTEE: D'ASTOLI FERNANDO

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	0		4.00	4.00	100	2025	2024		100	6,620	
2	0600	SUMMER KIT	0	100	0	0		2,500.00	2,500.00	100	2025	2024		100	2,500	

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

BUILDING NOTES	
BAS=[YR=2025;ORIG=110,0] W25 S19 S10 W60 S42 E12 S2 E13 N2 N8 E35 N27 E25 N36 \$	
FOP=[YR=2025;ORIG=85,19] S10 W60 N10 E60 \$	
FOP=[YR=2025;ORIG=50,63] S8 E35 N8 W35 \$	
FGR=[YR=2025;ORIG=110,36] W25 S27 S8 S2 E13 N2 E12 N35 \$	
FUS=[YR=2025;ORIG=126,36] E4 S11 W1 S24 W14 N32 E3 N3 E4 S6 E4 N6 \$	
STR=[YR=2025;ORIG=126,32] W12 S4 E4 E4 S6 E4 N6 N4 \$	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	53,000.00	53,000.00	53,000							