



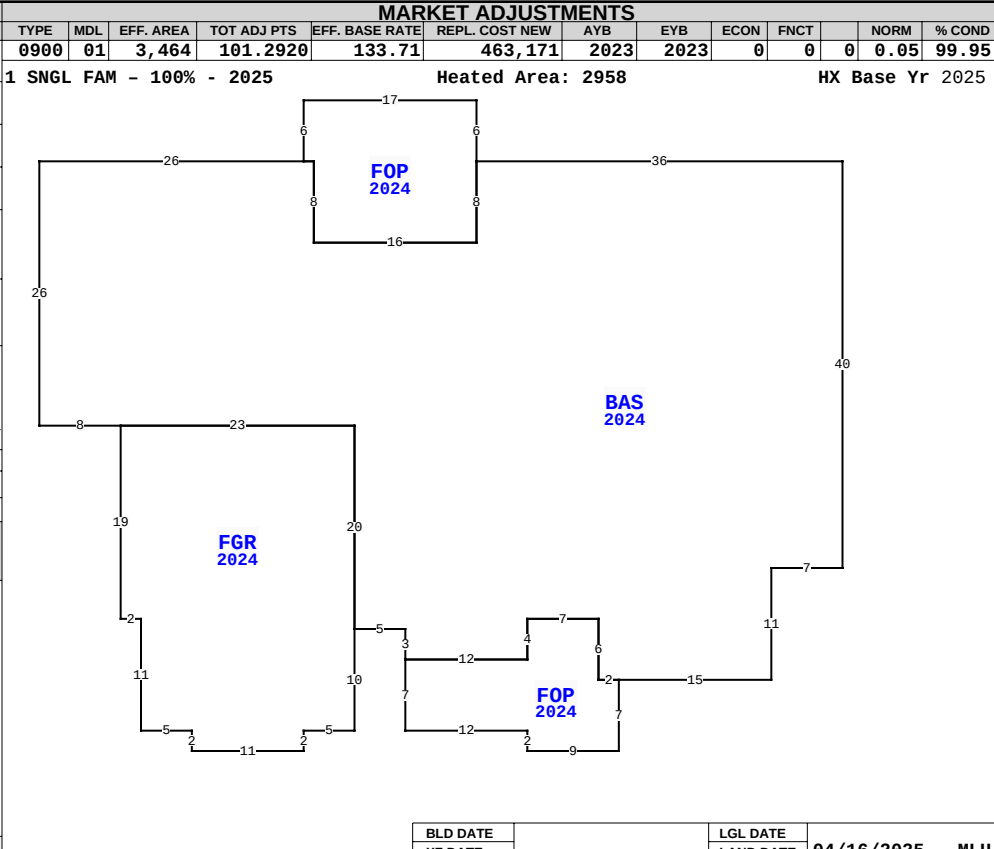
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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	2,958	100	2024	2,958	395,316
FGR	690	55	2024	380	50,785
FOP	189	30	2024	57	7,617
FOP	230	30	2024	69	9,221
TOTALS	4,067			3,464	462,939

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	100	0	0	2,003.00	SF	4.00	4.00	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
10,437											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		462,939	
TOTAL MARKET OB/XF VALUE		10,437	
TOTAL LAND VALUE - MARKET		53,000	
TOTAL MARKET VALUE		526,376	
SOH/AGL Deduction		0	
ASSESSED VALUE		526,376	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		475,654	
TOTAL JUST VALUE		526,376	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		531,051	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004977	CO ISSUED		01/04/2024
230009668	NEW SFR	552,309	07/27/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/1654	3/14/2024	SW	Q	I	01	644,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: JANKOVIC DRAGAN & B

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=30,0] E26 E1 S8 E16 N8 E36 S40 W7 S11 W15 W2 N6 W7 S4 W12 N3 W5 N20 W23 W8 N26 \$											
FOP=[YR=2024;ORIG=73,-6] W17 S6 E1 S8 E16 N8 N6 \$											
FOP=[YR=2024;ORIG=85,45] W7 S4 W12 S7 E12 S2 E9 N7 W2 N6 \$											
FGR=[YR=2024;ORIG=61,26] W23 S19 E2 S11 E5 S2 E11 N2 E5 N10 N20 \$											