

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	3,166	100	2025
FGR	901	55	2025
FOP	280	30	2025
FOP	600	30	2025
FUS	468	100	2025
STR	72	10	2025
TOTALS	5,487		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,401	98.8240	130.45	574,110	2024	2024	0	0	0.00	100.00
1 SNGL FAM - 0% - 2025 Heated Area: 3634 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		574,110	
TOTAL MARKET OB/XF VALUE		8,960	
TOTAL LAND VALUE - MARKET		53,000	
TOTAL MARKET VALUE		636,070	
SOH/AGL Deduction		0	
ASSESSED VALUE		636,070	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		636,070	
TOTAL JUST VALUE		636,070	
NCON VALUE		583,070	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008311	PRIVATE PROVIDER	692,724	07/16/2024
B230015281		692,724	11/29/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/1293	12/23/2024	SW	Q	I	01	798,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: JENKINS ELIZABETH A

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=15,-10] E25 S19 S10 E60 S42 W12 S2 W13 N2 N8 W35 N27 W25 N36 \$	
FOP=[YR=2025;ORIG=40,9] S10 E60 N10 W60 \$	
POP=[YR=2025;ORIG=40,53] S8 E35 N8 W35 \$	
FUS=[YR=2025;ORIG=1,26] W4 S11 E1 S24 E14 N32 W3 N3 W4 S6 W4 N6 \$	
STR=[YR=2025;ORIG=13,26] W4 W4 S6 W4 N6 N4 E12 S4 \$	
FGR=[YR=2025;ORIG=15,26] E25 S27 S8 S2 W13 N2 W12 N35 \$	

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	0	0	1,615.00	SF	4.00	4.00	100	2025	2024		100	6,460	
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												8,960										
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	000100	C	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	53,000.00	53,000.00	53,000							