

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,118	113.4840	102.42	216,926	2022	2022	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2023 Heated Area: 1848 HX Base Yr 2023													

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	189,272
FGR	419	55	230	23,557
FOP	35	30	10	1,024
FOP	72	30	22	2,253
FST	15	55	8	819
TOTALS	2,389		2,118	216,926

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	0810	CONCRETE A	0	100	0	609.00	SF	6.50	6.50	100	2022	2022	3	100	3,959	

LAND DESCRIPTION																								
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	SFR	100		PUD	50.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		216,926	
TOTAL MARKET OB/XF VALUE		3,959	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		285,885	
SOH/AGL Deduction		0	
ASSESSED VALUE		285,885	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		235,885	
TOTAL JUST VALUE		285,885	
NCON VALUE		220,885	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208546	CO ISSUED	0	12/29/2022
B2208546	NEW CONSTR	297,388	06/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0683	12/28/2022	WD	Q	I	01	299,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SHEETZ HARRISON W J						
2563/1043	5/11/2022	SW	Q	V	05	921,700
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2022] W21 S10 BAS=[YR=2022] W4 FOP=[YR=2022] W5 S7 E5 N7\$ S7 W5 S56 FOP=[YR=2022] S6 E12 N5 U1 L1 W11\$ E11 D1 R1 S11 E18 N64 W14 FST=[YR=2022] W5 S3 E5 N3\$ S3 W5 N14 W2\$ E2 S11 E19 N21\$.