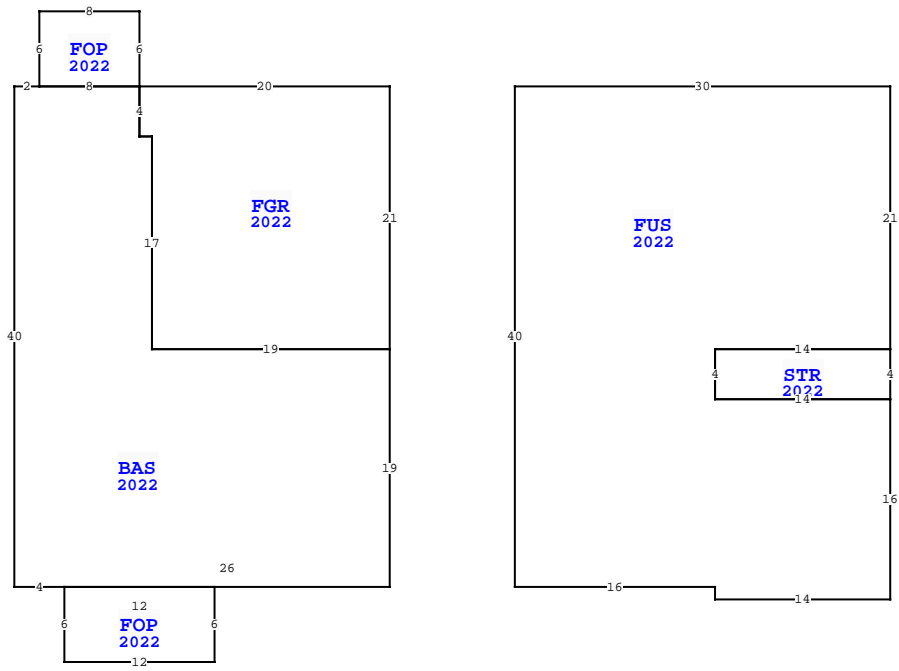


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	797	100	797
FGR	403	55	222
FOP	48	30	14
FOP	72	30	22
FUS	1,158	100	1,158
STR	56	10	6
TOTALS	2,534		2,219
			230,598

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023		Heated Area: 1955					HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			230,598
TOTAL MARKET OB/XF VALUE			6,656
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			302,254
SOH/AGL Deduction			0
ASSESSED VALUE			302,254
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			247,254
TOTAL JUST VALUE			302,254
NCON VALUE			237,254
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208419	CO ISSUED	0	12/29/2022
B2208419	NEW CONSTR	311,237	06/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0736	12/28/2022	WD	Q	I	01	345,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FONTANA SCOTT MICHA						
2563/1043	5/11/2022	SW	Q	V	05	921,700
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINERS HOMES						

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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2022	2022	3	100	6,656	

TOTAL OB/XF										6,656						

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2022] W20 FOP=[YR=2022] N6 W8 S6 BAS=[YR=2022] W2 S40 E4 FOP=[YR=2022] S6 E12 N6 W12\$ E26 N19 W19 N17 W1 N4 W8\$ E8\$ S4 E1 S17 E19 N21\$ PTR= E10 FUS=[YR=2022] E30 S21 STR=[YR=2022] S4 W14 N4 E14\$ W14 S4 E14 S16 W14 N1 W16 N40\$ W10\$.									

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 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	40.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							