

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 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,787	111.8400	100.94	281,320	2022	2022	0	0	0.00	100.00		

1 SINGLE FAM - 0% - 2023 Heated Area: 2493 HX Base Yr

NEIGHBORHOOD/LOC				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,171	100	1,171	118,201
FGR	429	55	236	23,822
FOP	63	30	19	1,918
FOP	112	30	34	3,432
FUS	1,322	100	1,322	133,443
STR	52	10	5	505
TOTALS	3,149		2,787	281,320

EXTRA FEATURES	
L N	OB/XF CODE
1	0811

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	0	0	1,014.00	SF	5.20	5.20	100	2022	2022	3	100	5,273	

LAND DESCRIPTION	
L N	USE CODE
1	000100

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	DPHT 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	0		PUD	40.00	127.00	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			281,320
TOTAL MARKET OB/XF VALUE			5,273
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			351,593
SOH/AGL Deduction			0
ASSESSED VALUE			351,593
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			351,593
TOTAL JUST VALUE			351,593
NCON VALUE			286,593
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2210394	CO ISSUED	0	12/21/2022
22010394	NEW CONSTR	395,699	07/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0713	12/30/2022	WD	Q	I	01	440,500

GRANTOR: DREAM FINDERS HOMES L
 GRANTEE: FKH SFR M LP
 2572/1294 6/21/2022 SW Q V 05 2,560,000
 GRANTOR: THREE RIVERS DEVELOPE
 GRANTEE: DREAM FINDERS HOMES

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2022] W21 S1 FOP=[YR=2022] W9 S7 BAS=[YR=2022] S44 FOP=[YR=2022] S7 E16 N7 W16\$ E16 S8 E14 N37 W3 N3 W18 N12 W9\$ E9 N7\$ S19 E18 S3 E3 N23\$ PTR= E20 FUS=[YR=2022] E21 S53 W14 N1 W16 N24 STR=[YR=2022] N13 E4 S13 W4\$ E9 N20 N8\$ W20\$	