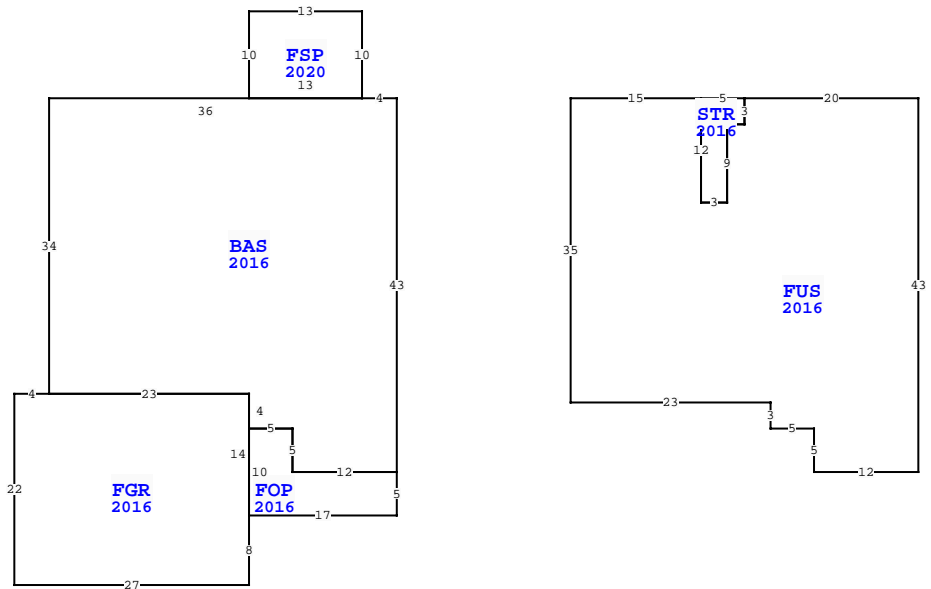


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,488	100	1,488
FGR	594	55	327
FOP	110	30	33
FSP	130	40	52
FUS	1,469	100	1,469
STR	42	10	4
TOTALS	3,833		3,373
			339,283

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,373	114.3744	103.22	348,161	2016	2016	0	0	2.55	97.45
1 SINGLE FAM - 100% - 2017 Heated Area: 2957 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			339,283
TOTAL MARKET OB/XF VALUE			14,514
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			408,797
SOH/AGL Deduction			143,028
ASSESSED VALUE			265,769
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			215,769
TOTAL JUST VALUE			408,797
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632379	CO ISSUED	0	10/25/2016
B1632379	NEW CONSTR	363,588	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/0752	2/10/2020	QC	U	I	11	100
GRANTOR: RETHELFORD DUSTIN & S						
GRANTEE: RETHELFORD STEPHANIE						
2080/1247	10/27/2016	WD	Q	I	01	306,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RETHELFORD DUSTIN M						

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	100	2016	2016	3	97	5,306	
2	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2018	2018	3	98	4,880	
3	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2018	2018	3	95	4,043	
4	0470	VNYL GATE	0	100	0	0		300.00	300.00	100	2018	2018	3	95	285	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2016] W4 FSP=[YR=2020] N10 W13 S10 E13\$ W36 S34
 FGR=[YR=2016] W4 S22 E27 N8 FOP=[YR=2016] E17 N5 W12 N5 W5
 S10\$ N14 W23\$ E23 S4 E5 S5 E12 N43\$ PTR=E20 FUS=[YR=2016] E15
 STR=[YR=2016] E5 S3 W2 S9 W3 N12\$S12 E3 N9 E2 N3 E20 S43 W12
 N5 W5 N3 W23 N35\$ W20\$.

LAND DESCRIPTION		TOTAL OB/XF															14,514							
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							