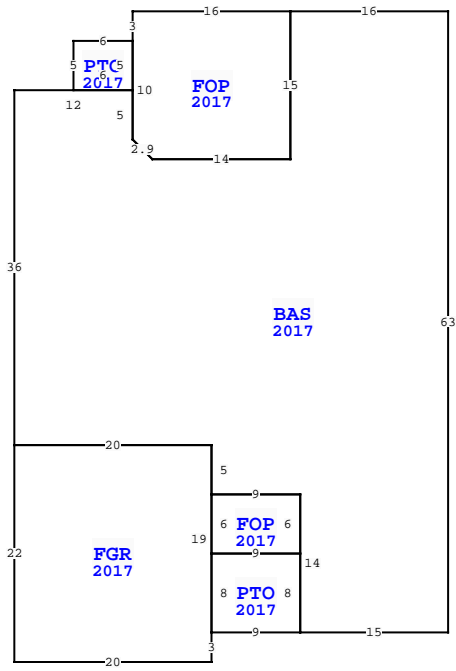




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	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
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	1,932	100	1,932
FGR	440	55	242
FOP	54	30	16
FOP	238	30	71
PTO	30	5	2
PTO	72	5	4
TOTALS	2,766		2,267
			223,530

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%	- 2018								
Heated Area: 1932						HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		223,530	
TOTAL MARKET OB/XF VALUE		6,682	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		285,212	
SOH/AGL Deduction		77,261	
ASSESSED VALUE		207,951	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		157,951	
TOTAL JUST VALUE		285,212	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,857	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001109	CO ISSUED	0	02/14/2017
B1633098	NEW CONSTR	242,314	09/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2101/1264	2/13/2017	WD Q	Q	I	02	231,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STALLINGS THOMAS &						
2039/0377	4/08/2016	WD Q	Q	V	05	992,600
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS 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	0810	CONCRETE A	0	100	0	0			708.00	SF	6.50	6.50	100	2017	2017	3	97	4,464	
2	0855	CONC PAVER	0	100	0	0			224.00	SF	10.00	10.00	100	2020	2020	3	99	2,218	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W16 FOP=[YR=2017] W16 S3 PTO=[YR=2017] W6 S5 E6 N5\$ S10 D2 R2 E14 N15\$ S15 W14 U2 L2 N5 W12 S36 FGR=[YR=2017] S22 E20 N3 PTO=[YR=2017] E9 N8 FOP=[YR=2017] N6 W9 S6 E9\$ W9 S8\$ N19 W20 \$ E20 S5 E9 S14 E15 N63\$.	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							