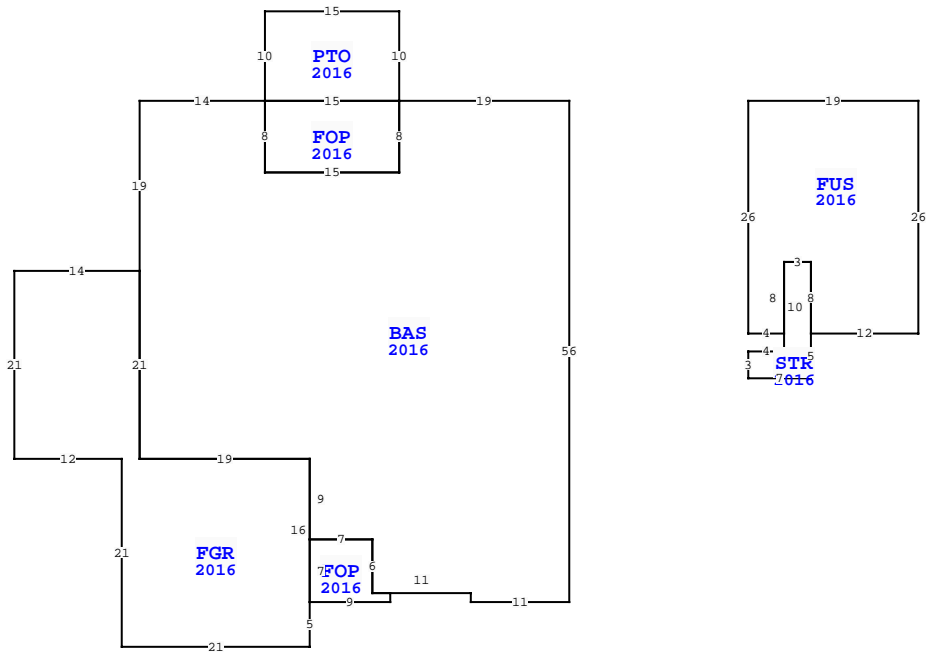


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units	0	100	
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,204	100	2,204
FGR	735	55	404
FOP	51	30	15
FOP	120	30	36
FUS	470	100	470
PTO	150	5	8
STR	51	10	5
TOTALS	3,781		3,142
			406,264

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,142	112.2492	133.30	418,829	2016	2016	0	0	0	3.00
1 SNGL FAM - 100% - 2017 Heated Area: 2674 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			406,264
TOTAL MARKET OB/XF VALUE			5,717
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			539,481
SOH/AGL Deduction			225,849
ASSESSED VALUE			313,632
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			263,632
TOTAL JUST VALUE			539,481
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			423,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531078	CO ISSUED	0	03/23/2016
B1531078	NEW CONSTR	341,234	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2035/1045	3/22/2016	WD Q	Q	V	01	307,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BAUDEK BRAD O & TON						
1988/0135	6/25/2015	WD U	V	30		770,000
GRANTOR: DFH LAND 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
1	0810	CONCRETE A	0	100	34	3		6.50	6.50	100	2016
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2016

TOTAL OB/XF												5,717												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W19 PTO=[YR=2016] N10 W15 S10 E15\$	
FOP=[YR=2016] W15 S8 E15 N8\$ S8 W15 N8 W14 S19 FGR=[YR=2016] W14 S21 E12 S21 E21 N5 FOP=[YR=2016] E9 N1 W2 N6 W7 S7\$ N16 W19 N21\$ S21 E19 S9 E7 S6 E11 S1 E11 N56\$ PTR= E20	
FUS=[YR=2016] E19 S26 W12 STR=[YR=2016] S5 W7 N3 E4 N10 E3 S8\$ N8 W3 S8 W4 N26\$ W20\$.	