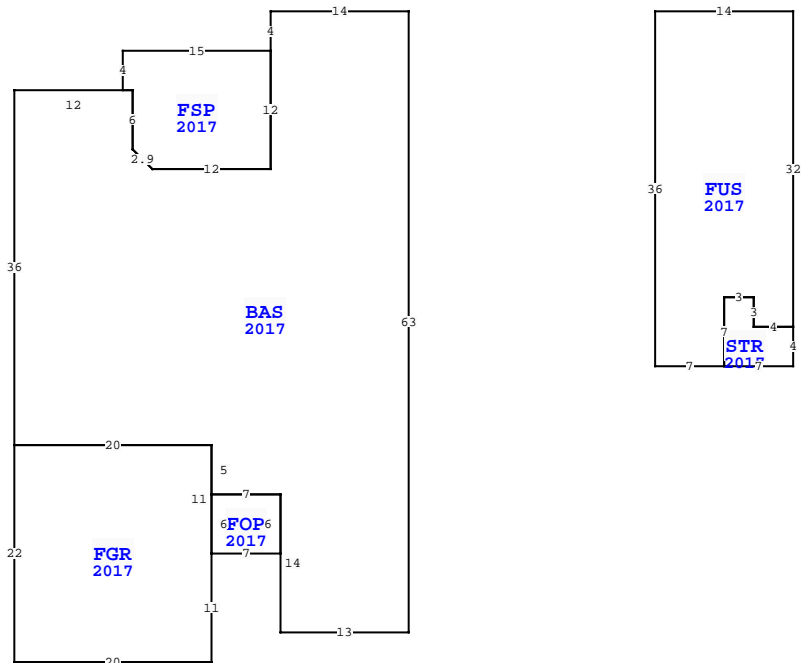


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	11	CLAY TILE	50	
Interior Floo	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
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		4145.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	1,724	179,056
FGR	440	55	242	25,134
FOP	42	30	13	1,350
FSP	170	40	68	7,063
FUS	467	100	467	48,503
STR	37	10	4	416
TOTALS	2,880		2,518	261,521

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,518	117.4320	105.98	266,858	2017	2017	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2018 Heated Area: 2191 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		261,521	
TOTAL MARKET OB/XF VALUE		9,784	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		346,305	
SOH/AGL Deduction		113,836	
ASSESSED VALUE		232,469	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		182,469	
TOTAL JUST VALUE		346,305	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,317	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633177	CO ISSUED	0	05/09/2017
B1633177	DREAM FINDER	271,519	10/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/1136	11/25/2019	QC	U	I	11	100
GRANTOR: AMARO MARIO ARIEL						
GRANTEE: AMARO BARBARA PATRI						
2119/1957	5/08/2017	WD	Q	I	01	250,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: AMARO MARIO ARIEL &						

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	18	3		6.50	6.50	100	2017	2017	3	97	340	
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2017	2017	3	97	2,744	
3	0470	VNYL GATE	0	100	0	0		300.00	300.00	100	2017	2017	3	94	564	
4	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2017	2017	3	94	6,136	
TOTALS													9,784			

BLD DATE		03/30/2023	NW	LGL DATE	
XF DATE				LAND DATE	
INC DATE				AG DATE	

BUILDING NOTES	
BAS=[YR=2017] W14 S4 FSP=[YR=2017] W15 S4 E1 S6 D2 R2 E12 N12\$ S12 W12 U2 L2 N6 W12 S36 FGR=[YR=2017] S22 E20 N11 FOP=[YR=2017] E7 N6 W7 S6\$ N11 W20\$ E20 S5 E7 S14 E13 N63\$ PTR= E25 FUS=[YR=2017] E14 S32 STR=[YR=2017] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W25\$.	

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	DPTH 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	75,000.00	75,000.00	75,000								