



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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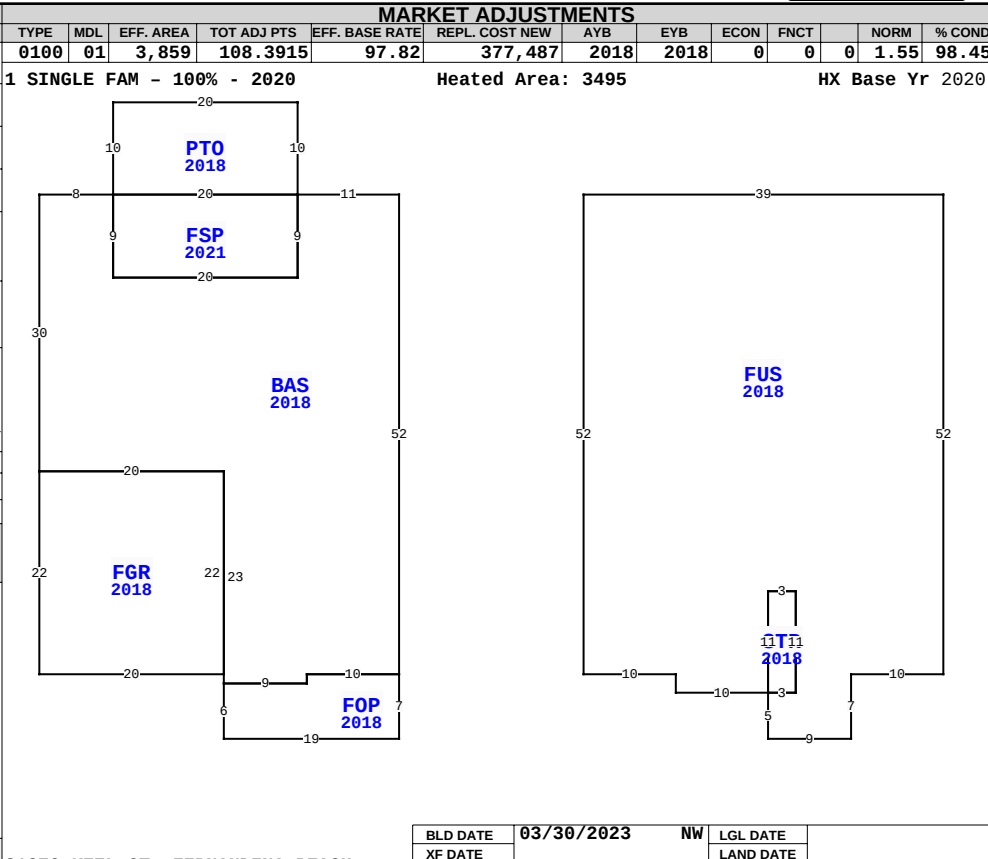
NEIGHBORHOOD/LOC	4145.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1,417	136,463
FGR	440	55	242	23,305
FOP	124	30	37	3,563
FSP	180	40	72	6,934
FUS	2,078	100	2,078	200,119
PTO	200	5	10	963
STR	33	10	3	288

TOTALS	4,472		3,859	371,636
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	175	0	175.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



TOTAL OB/XF											
9,608											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 371,636											
TOTAL MARKET OB/XF VALUE 9,608											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 456,244											
SOH/AGL Deduction 133,711											
ASSESSED VALUE 322,533											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 272,533											
TOTAL JUST VALUE 456,244											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 406,980											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011751	CO ISSUED	0	11/29/2018
18005896	NEW CONSTR	441,948	06/11/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/0555	2/22/2019	WD	Q	I	01	334,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DONG CHENG QIU & XI						
2178/1925	2/09/2018	WD	Q	V	05	240,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W11 PTO=[YR=2018] N10 W20 S10 FSP=[YR=2021] S9 E20 N9 W20\$ E20 \$ S9 W20 N9 W8 S30 FGR=[YR=2018] S22 E20 N22 W20\$ E20 S23 FOP=[YR=2018] S6 E19 N7 W10 S1 W9\$ E9 N1 E10 N52\$ PTR=E20 FUS=[YR=2018] E39 S52 W10 S7 W9 N5 STR=[YR=2018] N11 E3 S11 W3\$ E3 N11 W3 S11 W10 N2 W10 N52\$ W20\$.											