



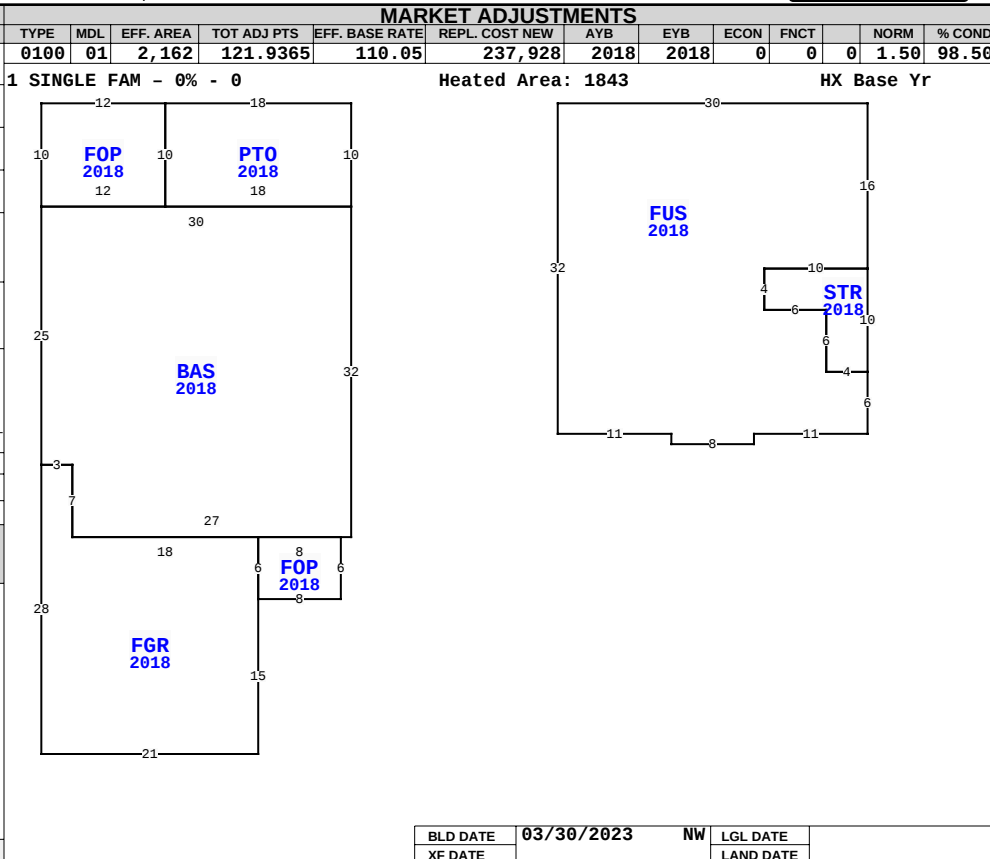
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	939	100	939	101,787
FGR	462	55	254	27,534
FOP	48	30	14	1,518
FOP	120	30	36	3,903
FUS	904	100	904	97,993
PTO	180	5	9	975
STR	64	10	6	650
TOTALS	2,717		2,162	234,359

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	619.00	SF	5.20	5.20	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0			0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
3,154											

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3,154											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	234,359		
TOTAL MARKET OB/XF VALUE	3,154		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	312,513		
SOH/AGL Deduction	5,552		
ASSESSED VALUE	306,961		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	306,961		
TOTAL JUST VALUE	312,513		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	279,055		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007475	CO ISSUED	0	07/24/2018
B1802628	NEW CONSTR	244,708	03/13/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2522/1798	12/13/2021	WD Q	Q	I	01
GRANTOR: HUFFMAN LINDSAY & STE					
GRANTEE: AMERICAN HOMES 4 RE					
2217/1614	8/09/2018	WD Q	Q	I	02
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: HUFFMAN LINDSAY & S					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2018] W18 FOP=[YR=2018] W12 S10 BAS=[YR=2018] S25 FGR=[YR=2018] S28 E21 N15 FOP=[YR=2018] E8 N6 W8 S6\$ N6 W18 N7 W3\$ E3 S7 E27 N32 W30\$ E12 N10\$ S10 E18 N10\$ PTR=E20 FUS=[YR=2018] E30 S16 STR=[YR=2018] S10 W4 N6 W6 N4 E10\$ W10 S4 E6 S6 E4 S6 W11 S1 W8 N1 W11 N32\$ W20\$.											