



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 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	4145.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,658	100	1,658
FGR	420	55	231
FOP	42	30	13
FOP	120	30	36
FUS	359	100	359
STR	39	10	4
TOTALS	2,638		2,301
			245,818

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,301	119.5698	107.91	248,301	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2021 Heated Area: 2017 HX Base Yr 2021

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			245,818
TOTAL MARKET OB/XF VALUE			7,535
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			328,353
SOH/AGL Deduction			78,505
ASSESSED VALUE			249,848
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			199,848
TOTAL JUST VALUE			328,353
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903529	CO ISSUED	0	09/09/2019
19003529	NEW CONSTR	271,390	04/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/1806	6/29/2020	WD Q	Q	I	01	276,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BULLOCK AARON W & S						
2218/0786	8/02/2018	WD Q	Q	V	05	240,000
GRANTOR: NASSAU CONCOURSE 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	0470	VNYL GATE	0	100	0	0		1.00	UT 300.00	100	2020	2020	3	98	294	
2	0810	CONCRETE A	0	100	6	6		36.00	SF 6.50	100	2019	2019	3	99	232	
3	0811	CONCRETE B	0	100	0	0		600.00	SF 5.20	100	2019	2019	3	99	3,089	
4	0476	VF 6 SBPL	0	100	125	0		125.00	LF 32.00	100	2020	2020	3	98	3,920	

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

BUILDING NOTES	

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	75,000.00	75,000.00	75,000								