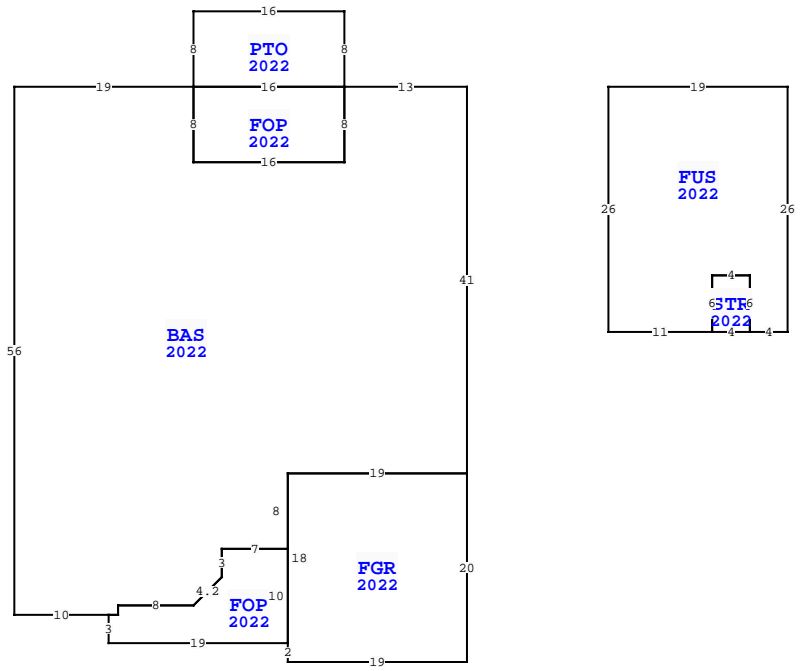


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 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		4067.200	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,211	100	2,211
FGR	380	55	209
FOP	122	30	37
FOP	128	30	38
FUS	470	100	470
PTO	128	5	6
STR	24	10	2
TOTALS	3,463		2,973
			309,311

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023								
				Heated Area: 2681			HX Base Yr 2023				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		309,311	
TOTAL MARKET OB/XF VALUE		5,411	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		389,722	
SOH/AGL Deduction		0	
ASSESSED VALUE		389,722	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		339,722	
TOTAL JUST VALUE		389,722	
NCON VALUE		314,722	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2114889	NEW CONSTR	420,284	10/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2565/0593	5/19/2022	WD Q	Q	I	01	477,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WEBER RYAN M & MONI						
2516/1538	11/23/2021	WD U	V		30	240,000
GRANTOR: DFC AMELIA CONCOURSE						
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	0811	CONCRETE B	0	100	0	658.00	SF	5.20	5.20	100	2022	2022	3	100	3,422	
2	0810	CONCRETE A	0	100	0	306.00	SF	6.50	6.50	100	2022	2022	3	100	1,989	

BUILDING NOTES											
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=2022] W13 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W19 S56 E10 FOP=[YR=2022] S3 E19 FGR=[YR=2022] S2 E19 N20 W19 S18 \$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N41\$ PTR=E15 FUS=[YR=2022] E19 S26 W4 STR=[YR=2022] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W15\$.</p>											

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							