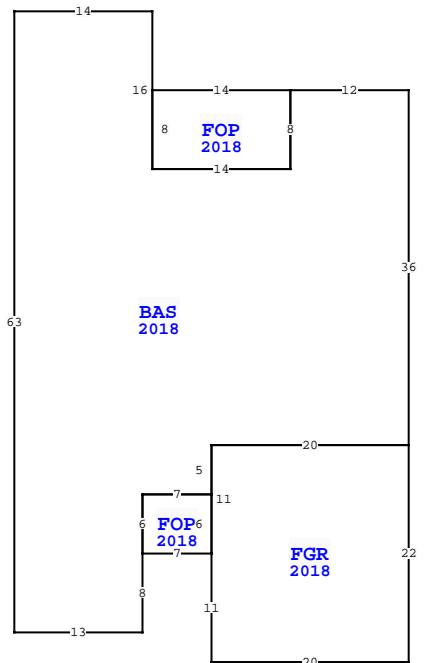




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.0200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,722	100	1,722
FGR	440	55	242
FOP	42	30	13
FOP	112	30	34
TOTALS	2,316		2,011

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%	- 2019								
					Heated Area: 1722						
					HX Base Yr 2019						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			223,940
TOTAL MARKET OB/XF VALUE			3,437
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			282,377
SOH/AGL Deduction			93,353
ASSESSED VALUE			189,024
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			139,024
TOTAL JUST VALUE			282,377
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801338	CO ISSUED	0	06/14/2018
B1801338	NEW CONSTR	223,605	02/07/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2206/0570	6/20/2018	WD Q	Q	I	02	211,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GOLTRY JAMES S & LA						
2169/0114	1/02/2018	WD Q	Q	V	01	42,000
GRANTOR: HERON ISLES JOINT VEN						
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	592.00	SF	5.20	5.20	100	2018	2018	3	98	3,017	
2	0810	CONCRETE A	0	100	0	66.00	SF	6.50	6.50	100	2018	2018	3	98	420	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W12 FOP=[YR=2018] W14 S8 E14 N8\$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N22 W20 S11\$ N6 W7 S6\$ N6 E7 N5 E20 N36\$.	

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	55,000.00	55,000.00	55,000							