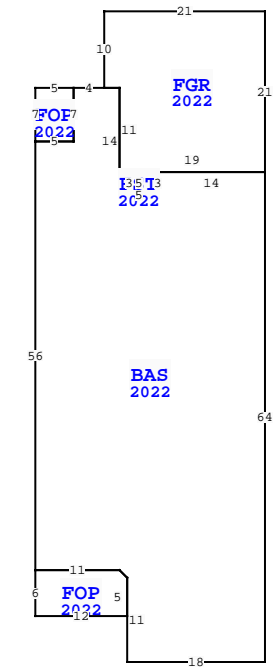


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,848	100	1,848
FGR	419	55	230
FOP	35	30	10
FOP	72	30	22
FST	15	55	8
TOTALS	2,389		2,118

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,118	113.4840	107.81	228,342	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023										Heated Area: 1848	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			228,342
TOTAL MARKET OB/XF VALUE			3,959
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			297,301
SOH/AGL Deduction			2,839
ASSESSED VALUE			294,462
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			244,462
TOTAL JUST VALUE			297,301
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208546	CO ISSUED	0	12/29/2022
B2208546	NEW CONSTR	297,388	06/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0683	12/28/2022	WD	Q	I	01	299,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SHEETZ HARRISON W J						
2563/1043	5/11/2022	SW	Q	V	05	921,700
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINERS 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	0810	CONCRETE A	0	100	0	609.00	SF	6.50	6.50	100	2022	2022	3	100	3,959	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2022] W21 S10 BAS=[YR=2022] W4 FOP=[YR=2022] W5 S7 E5 N7\$ S7 W5 S56 FOP=[YR=2022] S6 E12 N5 U1 L1 W11\$ E11 D1 R1 S11 E18 N64 W14 FST=[YR=2022] W5 S3 E5 N3\$ S3 W5 N14 W2\$ E2 S11 E19 N21\$.	

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		PUD	50.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							