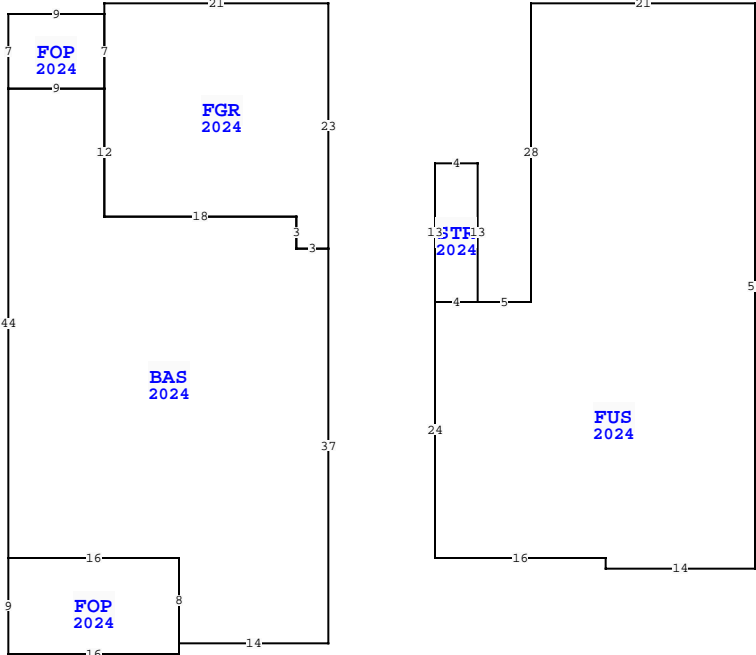


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	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	1,171	100	1,171
FGR	429	55	236
FOP	63	30	19
FOP	144	30	43
FUS	1,322	100	1,322
STR	52	10	5
TOTALS	3,181		2,796

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%	- 2024								
				Heated Area: 2493			HX Base Yr 2024				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			291,203
TOTAL MARKET OB/XF VALUE			4,264
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			360,467
SOH/AGL Deduction			49,060
ASSESSED VALUE			311,407
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			261,407
TOTAL JUST VALUE			360,467
NCON VALUE			295,467
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05427	CO		09/21/2023
B23-05427	SFR	395,699	04/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/27	10/10/2023	WD	Q	I	01	420,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HESSEY MARK EATON 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	0812	CONCRETE C	0	100	0	0			4.00	100	2024	2023		100	4,264	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=10,0] E9 S12 E18 S3 E3 S37 W14 N8 W16 N44 \$	
FOP=[YR=2024;ORIG=26,53] N1 N8 W16 S9 E16 \$	
FOP=[YR=2024;ORIG=10,0] E9 N7 W9 S7 \$	
FGR=[YR=2024;ORIG=19,-8] S1 S7 S12 E18 S3 E3 N23 W21 \$	
FUS=[YR=2024;ORIG=80,45] W14 N1 W16 N24 E4 E5 N28 E21 S53 \$	
STR=[YR=2024;ORIG=50,20] E4 N13 W4 S13 \$	

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	40.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							