

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 50
Interior Floo	14	CARPET 50
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,787	111.8400	106.25	296,119	2022	2022	0	0	0.00	100.00	

1 SINGLE FAM - 0% - 2023
 Heated Area: 2493
 HX Base Yr

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	296,119		
TOTAL MARKET OB/XF VALUE	5,236		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	366,355		
SOH/AGL Deduction	0		
ASSESSED VALUE	366,355		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	366,355		
TOTAL JUST VALUE	366,355		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	351,556		

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	SUBAREA MARKET VALUE
BAS	1,171	100	1,171	124,419
FGR	429	55	236	25,075
FOP	63	30	19	2,019
FOP	112	30	34	3,613
FUS	1,322	100	1,322	140,463
STR	52	10	5	531
TOTALS	3,149		2,787	296,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2207978	CO ISSUED	0	12/22/2022
B2207978	NEW CONSTR	400,712	05/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/0001	12/27/2022	WD Q	Q	I	01	351,000

GRANTOR: DREAM FINDERS HOMES L
 GRANTEE: KENNEDY MARIO DEXTE
 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	0811	CONCRETE B	0	0	0	0	5.20	5.20	100	2022	2022	3	100	5,236	

TOTAL OB/XF												
5,236												

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
FOP=[YR=2022] W9 FGR=[YR=2022] N1 W21 S23 BAS=[YR=2022] S37 E14 N1 FOP=[YR=2022] E16 N7 W16 S7\$ N7 E16 N44 W9 S12 W18 S3 W3\$ E3 N3 E18 N19\$ S7 E9 N7\$ PTR= E10 FUS=[YR=2022] E21 S8 S20 E5 STR=[YR=2022] N13 E4 S13 W4\$ E4 S24 W16 S1 W14 N53\$ W10\$.												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		PUD	74.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							