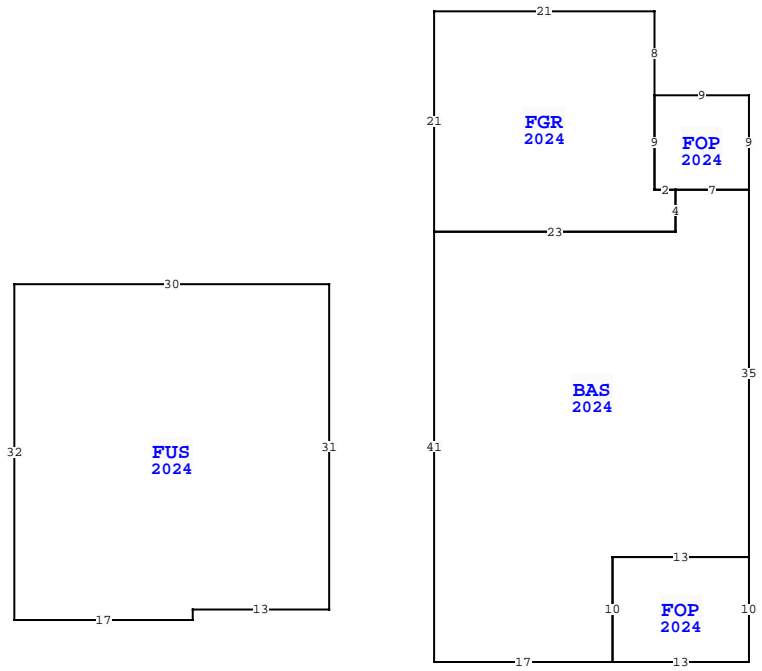


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	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	1,128	100	1,128
FGR	449	55	247
FOP	81	30	24
FOP	130	30	39
FUS	947	100	947
TOTALS	2,735		2,385

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2024											
Heated Area: 2075											
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			253,573
TOTAL MARKET OB/XF VALUE			4,992
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			323,565
SOH/AGL Deduction			30,440
ASSESSED VALUE			293,125
TOTAL EXEMPTION VALUE	HX HB AM		121,272
BASE TAXABLE VALUE			171,853
TOTAL JUST VALUE			323,565
NCON VALUE			258,565
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2210968	CO		04/06/2023
22010968	NEW CONSTR	334,689	07/19/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/727	5/03/2023	WD	Q	I	01	350,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FAULK JAKOB RAY & T						
2572/1294	6/21/2022	SW	Q	V	05	2,560,000
GRANTOR: THREE RIVERS DEVELOPE						
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	0			5.20	100	2024	2023		100	4,992	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=40,28] E23 N4 E7 S35 W13 S10 W17 N41 \$	
FUS=[YR=2024;ORIG=0,33] E30 S31 W13 S1 W17 N32 \$	
FGR=[YR=2024;ORIG=40,7] E21 S8 S9 E2 S4 W23 N21 \$	
FOP=[YR=2024;ORIG=70,59] S10 W13 N10 E13 \$	
FOP=[YR=2024;ORIG=70,24] W7 W2 N9 E9 S9 \$	

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	124.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							