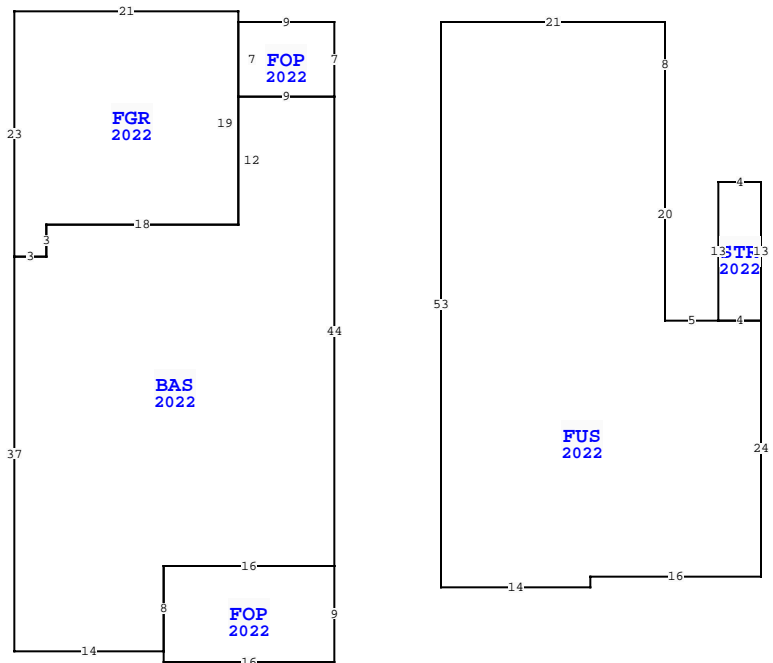


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units	0	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	1,171	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
			294,531

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2023								
					Heated Area: 2493						
					HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			294,531
TOTAL MARKET OB/XF VALUE			5,325
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			364,856
SOH/AGL Deduction			0
ASSESSED VALUE			364,856
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			364,856
TOTAL JUST VALUE			364,856
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2209834	CO ISSUED	0	12/21/2022
22009834	NEW CONSTR	395,699	06/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1696	5/23/2024	SW	U	I	11	100

GRANTOR: FKH SFR M LP
 GRANTEE: CSMA SFR TRS HOLDIN
 2614/0701 12/29/2022 WD Q I 01 440,500
 GRANTOR: DREAM FINDERS HOMES L
 GRANTEE: FKH SFR M LP

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2022] W9 FGR=[YR=2022] N1 W21 S23 BAS=[YR=2022] S37 E14 FOP=[YR=2022] S1 E16 N9 W16 S8\$ N8 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\$.	

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	100	2022	2022	3	100	5,325	

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	0		PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							