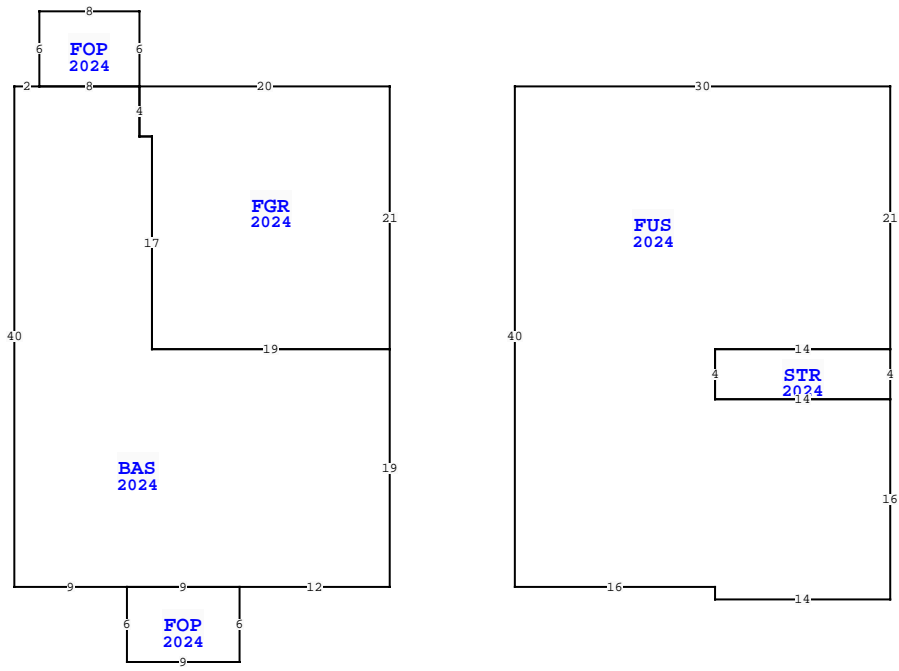


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	60	
Interior Floo	11	CLAY TILE	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
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	SUBAREA MARKET VALUE
BAS	797	100	797	86,219
FGR	403	55	222	24,016
FOP	48	30	14	1,515
FOP	54	30	16	1,731
FUS	1,158	100	1,158	125,272
STR	56	10	6	649
TOTALS	2,516		2,213	239,402

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%	- 2024		239,402	2023	2023	0	0	0.00	100.00
				Heated Area:	1955			HX Base Yr			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			239,402
TOTAL MARKET OB/XF VALUE			5,284
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			309,686
SOH/AGL Deduction			0
ASSESSED VALUE			309,686
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			309,686
TOTAL JUST VALUE			309,686
NCON VALUE			244,686
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210964	CO	0	01/27/2023
22010964	NEW CONSTR	310,633	07/19/2022

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						
2617/1967	1/31/2023	WD	Q	I	01	375,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FKH SFR M LP						

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	0	0	1,321.00	SF	4.00	4.00	100	2024	2023		100	5,284	

BUILDING NOTES														
FUS=[YR=2024;ORIG=70,0] W30 S40 E16 S1 E14 N16 W14 N4 E14 N21 \$														
BAS=[YR=2024;ORIG=10,0] W8 W2 S40 E9 E9 E12 N19 W19 N17 W1 N4 \$														
FGR=[YR=2024;ORIG=30,0] W20 S4 E1 S17 E19 N21 \$														
STR=[YR=2024;ORIG=70,21] W14 S4 E14 N4 \$														
FOP=[YR=2024;ORIG=18,40] W9 S6 E9 N6 \$														
FOP=[YR=2024;ORIG=2,0] E8 N6 W8 S6 \$														

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							