

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 Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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									



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
BAS	1,848	100
FGR	419	55
FOP	35	30
FOP	72	30
FST	15	55
TOTALS	2,389	2,118

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	225,779	
TOTAL MARKET OB/XF VALUE	3,536	
TOTAL LAND VALUE - MARKET	65,000	
TOTAL MARKET VALUE	294,315	
SOH/AGL Deduction	0	
ASSESSED VALUE	294,315	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	294,315	
TOTAL JUST VALUE	294,315	
NCON VALUE	229,315	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004679	CO ISSUED	0	03/01/2023
22009884	NEW CONSTR	297,388	06/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/0995	3/31/2023	WD	Q	I	01	362,500

GRANTOR: DREAM FINDERS HOMES L  
 GRANTEE: FKH SFR M LP  
 2572/1294 6/21/2022 SW Q V 05 2,560,000  
 GRANTOR: THREE RIVERS DEVELOPE  
 GRANTEE: DREAM FINDERS HOMES

BUILDING NOTES	
BAS=[YR=2024;ORIG=49,4] W4 S7 W5 S56 E11 D1R1 S5 S6 E18 N64 W14 S3 W5 N3 N11 W2 \$ FGR=[YR=2024;ORIG=70,-6] W21 S10 E2 S11 E5 E14 N21 \$ FOP=[YR=2024;ORIG=51,67] W11 S6 E12 N5 U1L1 \$ FOP=[YR=2024;ORIG=40,11] E5 N7 W5 S7 \$ FST=[YR=2024;ORIG=56,15] W5 S3 E5 N3 \$	

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		680.00	SF	5.20			3,536	

LAND DESCRIPTION																								
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							