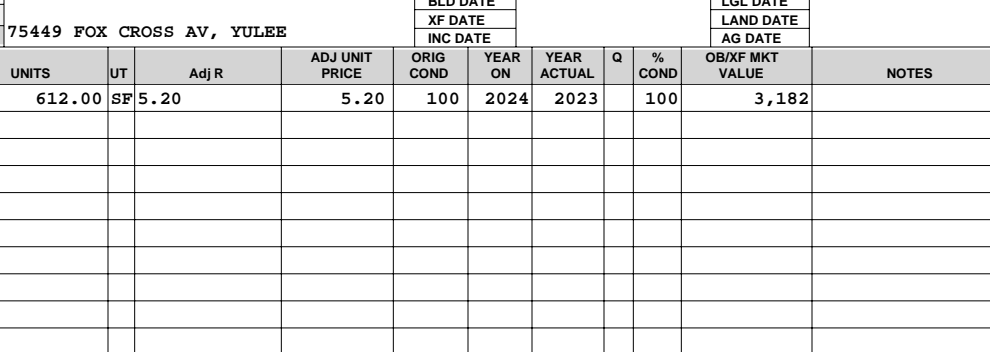


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	54	30	16
FOP	130	30	39
FUS	906	100	906
STR	30	10	3
TOTALS	2,697		2,339

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									



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			248,682
TOTAL MARKET OB/XF VALUE			3,182
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			316,864
SOH/AGL Deduction			0
ASSESSED VALUE			316,864
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			316,864
TOTAL JUST VALUE			316,864
NCON VALUE			251,864
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07010	CO		11/02/2023
B23-07010	SFR	328,593	05/31/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/1087	12/14/2023	WD	Q	I	02	400,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JENSEN JOHN STEVEN						
2634/53	4/21/2023	SW	Q	V	05	230,500
GRANTOR: HDP TRIBUTARY LLC						
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	0	0	612.00	SF	5.20	5.20	100	2024	2023		100	3,182	

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	45.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=70,58] W23 S4 W7 N35 E13 N10 E17 S41 \$												
FUS=[YR=2024;ORIG=30,31] W30 S31 E9 N3 E10 S3 E5 S1 E6 N32 \$												
FGR=[YR=2024;ORIG=47,58] E23 S21 W21 N11 N6 W2 N4 \$												
FOP=[YR=2024;ORIG=53,27] W13 N10 E13 S10 \$												
FOP=[YR=2024;ORIG=49,62] S6 W9 N6 E7 E2 \$												
STR=[YR=2024;ORIG=9,59] E10 S3 W10 N3 \$												

TOTAL OB/XF													3,182										
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