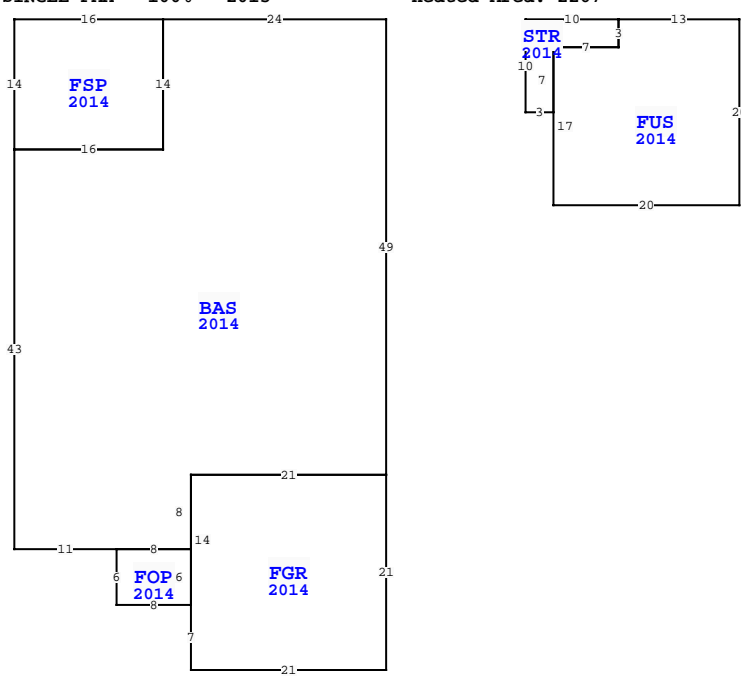


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,888	100	1,888
FGR	441	55	243
FOP	48	30	14
FSP	224	40	90
FUS	379	100	379
STR	51	10	5
TOTALS	3,031		2,619
			289,082

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,619	121.6656	115.58	302,704	2014	2014	0	0	4.50	95.50
1 SINGLE FAM - 100% - 2015 Heated Area: 2267 HX Base Yr 2015											



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				289,082
TOTAL MARKET OB/XF VALUE				6,619
TOTAL LAND VALUE - MARKET				55,000
TOTAL MARKET VALUE				350,701
SOH/AGL Deduction				138,136
ASSESSED VALUE				212,565
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				162,565
TOTAL JUST VALUE				350,701
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				337,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328528	CO ISSUED	0	07/22/2014
B1328528	NEW CONSTR	276,646	03/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1932/0176	7/30/2014	WD Q	Q	I	01	210,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ESLINGER ERNEST R						
1905/1597	2/28/2014	SW Q	Q	V	01	38,000
GRANTOR: BWC LAND PLUMMER 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	0810	CONCRETE A	0	100	0	761.00	SF	6.50	6.50	100	2014	2014	3	95	4,699	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	

BUILDING NOTES				

BUILDING DIMENSIONS				
BAS=[YR=2014] W24 FSP=[YR=2014] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2014] S6 E8 FGR=[YR=2014] S7 E21 N21 W21 S14\$ N6 W8\$ E8 N8 E21 N49\$ PTR=E15 STR=[YR=2014] E10 FUS=[YR=2014] E13 S20 W20 N17 E7 N3\$ S3 W7 S7 W3 N10\$ W15\$.				

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							