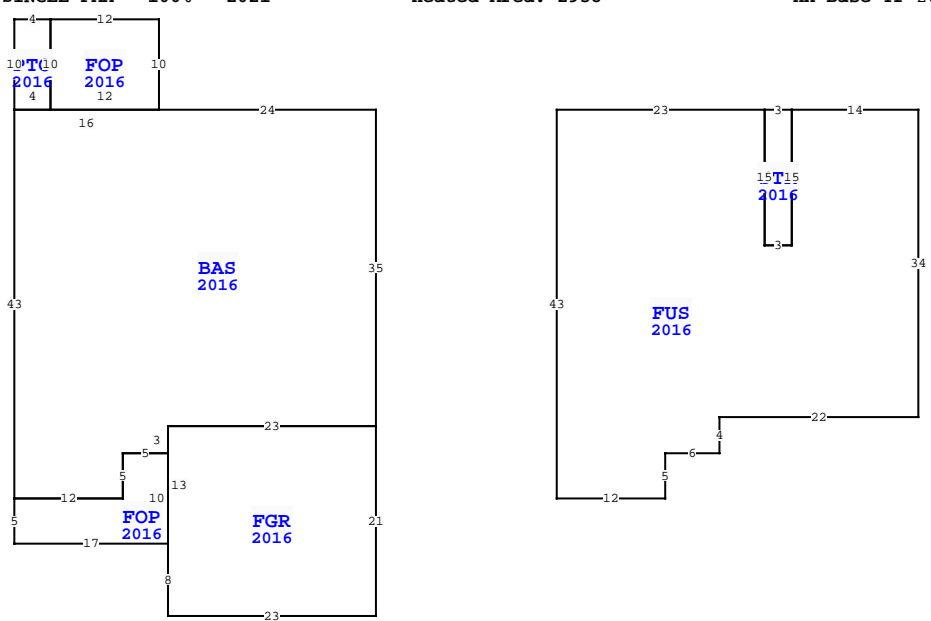


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
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	1,511	100	1,511
FGR	483	55	266
FOP	110	30	33
FOP	120	30	36
FUS	1,447	100	1,447
PTO	40	5	2
STR	45	10	4
TOTALS	3,756		3,299
			330,371

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,299	108.6750	103.24	340,589	2016	2016	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2021 Heated Area: 2958 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			330,371
TOTAL MARKET OB/XF VALUE			4,337
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			389,708
SOH/AGL Deduction			66,050
ASSESSED VALUE			323,658
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			273,658
TOTAL JUST VALUE			389,708
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531074	CO ISSUED	0	01/12/2016
B1531074	NEW CONSTR	358,884	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/1451	4/14/2020	WD Q	Q	I	01	329,900
GRANTOR: HARRIS ERIC KENNETH &						
GRANTEE: BARKER DAVID KENNET						
2023/1827	1/14/2016	WD Q	Q	I	01	229,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARRIS ERIC KENNETH						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	695.00	SF	6.50	6.50	100	2016

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2016] W24 FOP=[YR=2016] N10 W12 PTO=[YR=2016] W4 S10 E4 N10\$ S10 E12 \$ W16 S43 FOP=[YR=2016] S5 E17 FGR=[YR=2016] S8 E23 N21 W23 S13\$ N10 W5 S5 W12\$ E12 N5 E5 N3 E23 N35\$ PTR=E20 FUS=[YR=2016] E23 STR=[YR=2016] E3 S15 W3 N15\$ S15 E3 N15 E14 S34W22 S4 W6 S5 W12 N43\$ W20\$.											

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							