



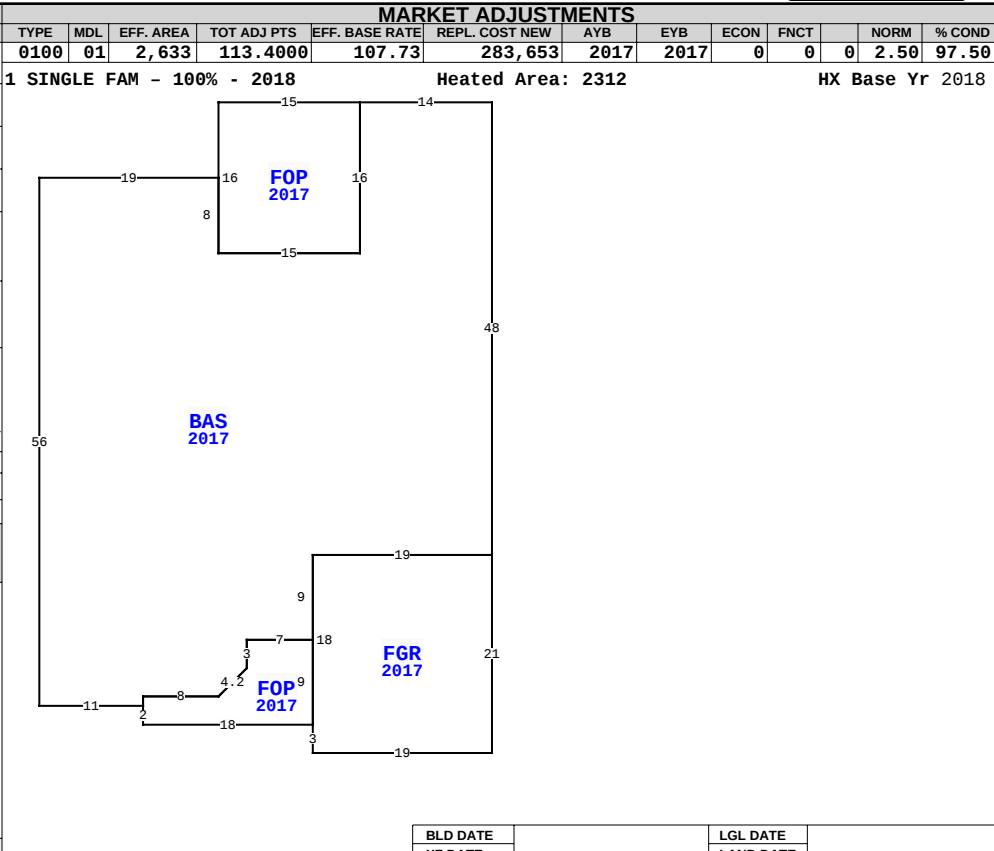
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	SUBAREA MARKET VALUE
BAS	2,312	100	2,312	242,845
FGR	399	55	219	23,003
FOP	101	30	30	3,151
FOP	240	30	72	7,563
TOTALS	3,052		2,633	276,562

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	824.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	824.00	SF	6.50	6.50

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	824.00	SF	6.50	6.50

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	276,562								
TOTAL MARKET OB/XF VALUE	5,195								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	336,757								
SOH/AGL Deduction	92,700								
ASSESSED VALUE	244,057								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	194,057								
TOTAL JUST VALUE	336,757								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	324,267								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1705345	CO ISSUED	0	06/15/2017
B1633315	NEW CONSTR	286,563	10/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2128/1108	6/19/2017	WD	Q	I	01	254,500
GRANTOR:DREAM FINDERS HOMES L						
GRANTEE:GRAVES WILLIAM H &						
2097/0668	1/25/2017	WD	Q	V	05	215,000
GRANTOR:BWC LAND PLUMMER LLC						
GRANTEE:DREAM FINDERS HOMES						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2017] W14 FOP=[YR=2017] W15 S16 E15 N16\$ S16 W15 N8 W19 S56 E11 FOP=[YR=2017] S2 E18 FGR=[YR=2017] S3 E19 N21 W19 S18\$ N9 W7 S3 D3 L3 W8 S1\$ N1 E8 U3 R3 N3 E7 N9 E19 N48\$.									