



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4145.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	939	100	939	106,599
FGR	462	55	254	28,835
FOP	48	30	14	1,590
FOP	220	30	66	7,492
FUS	904	100	904	102,625
STR	64	10	6	681

TOTALS	2,637		2,183	247,821
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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	0	0	428.00	SF	6.50	6.50	100	2018
2	0476	VF 6 SBPL	0	0	196	160.00	LF	32.00	32.00	100	2021
3	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00	100	2021

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,183	121.9365	115.84	252,879	2018	2018	0	0	2.00	98.00
1 SINGLE FAM - 0% - 2024											
Heated Area: 1843											
HX Base Yr											
BLD DATE	03/30/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

TOTAL OB/XF											
8,011											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
247,821											
TOTAL MARKET OB/XF VALUE											
8,011											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
330,832											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
330,832											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
330,832											
TOTAL JUST VALUE											
330,832											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
319,727											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707788	CO ISSUED	0	06/19/2018
B1707788	NEW CONSTR	236,996	08/29/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2642/505	5/19/2023	WD	Q	I	01	385,000	
GRANTOR: ZUBLER DAVID							
GRANTEE: BRESHEARS VANCE & J							
2221/1084	8/29/2018	WD	Q	I	01	260,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: ZUBLER DAVID							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W8 FOP=[YR=2018] N10 W22 S10 E22\$ W22 S25											
FGR=[YR=2018] S28 E21 N15 FOP=[YR=2018] E8 N6 W8 S6\$ N6 W18											
N7 W3\$ E3 S7 E27 N32\$ PTR= E20 FUS=[YR=2018] E30 S16											
STR=[YR=2018] S10 W4 N6 W6 N4 E10\$ W10 S4 E6 S6 E4 S6 W11 S1											
W8 N1 W11 N32\$ W20\$.											