

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	11	CLAY TILE	60	
Interior Floo	14	CARPET	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	0	0	100	
Units	0	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	1,128	100	1,128	128,375
FGR	449	55	247	28,110
FOP	54	30	16	1,821
FOP	130	30	39	4,438
FUS	907	100	907	103,223
STR	33	10	3	341
TOTALS	2,701		2,340	266,309

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,340	122.2452	116.13	271,744	2018	2018	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2019 Heated Area: 2035 HX Base Yr 2019											

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				266,309
TOTAL MARKET OB/XF VALUE				2,946
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				344,255
SOH/AGL Deduction				97,774
ASSESSED VALUE				246,481
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				196,481
TOTAL JUST VALUE				344,255
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				332,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007700	CO ISSUED	0	07/30/2018
B1801137	NEW CONSTR	261,232	02/07/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2216/0707	7/31/2018	WD Q	Q	I	01	239,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SUSEN JOSHUA BEN D						
2169/0667	1/02/2018	WD Q	Q	V	05	220,000
GRANTOR: NASSAU CONCOURSE 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	100	0	0			5.20	100	2018	2018	3	97	2,946	

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2018] W13 BAS=[YR=2018] W17 S41 FGR=[YR=2018] S21 E21 N11 FOP=[YR=2018] E9 N6 W9 S6\$ N6 E2 N4 W23\$ E23 S4 E7 N35 W13 N10\$ S10 E13 N10\$ PTR=E20 FUS=[YR=2018] E30 S31 W9 STR=[YR=2018] W11 N3 E11 S3\$ N3 W11 S4 W10 N32\$ 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	DPHT 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	75,000.00	75,000.00	75,000									