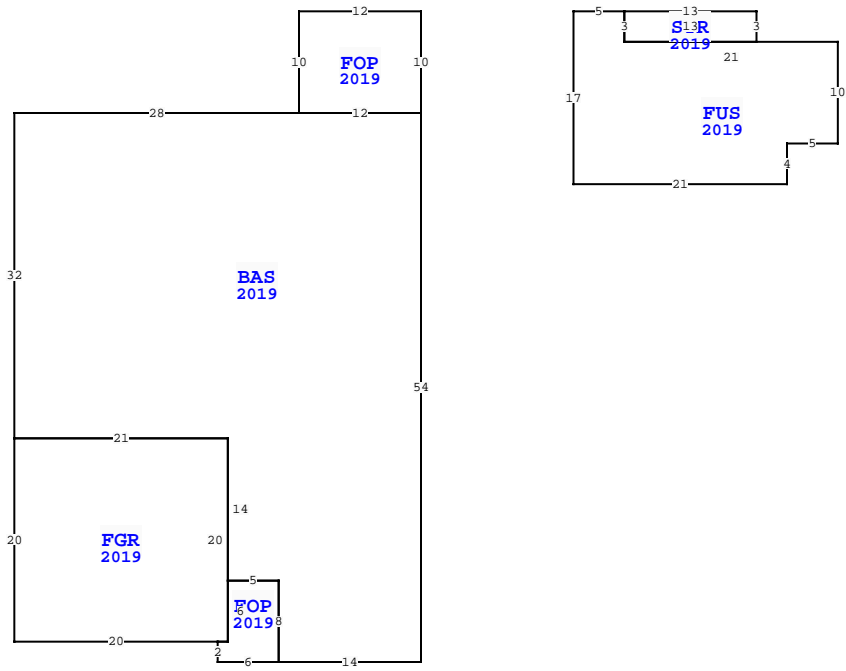


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
BAS	1,658	100	1,658
FGR	420	55	231
FOP	42	30	13
FOP	120	30	36
FUS	359	100	359
STR	39	10	4
TOTALS	2,638		2,301
			257,450

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,301	119.5698	113.59	261,371	2019	2019	0	0	0	1.50
1 SINGLE FAM - 100% - 2021 Heated Area: 2017 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			257,450
TOTAL MARKET OB/XF VALUE			7,415
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			339,865
SOH/AGL Deduction			82,522
ASSESSED VALUE			257,343
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			207,343
TOTAL JUST VALUE			339,865
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			328,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903529	CO ISSUED	0	09/09/2019
19003529	NEW CONSTR	271,390	04/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/1806	6/29/2020	WD Q	Q	I	01	276,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BULLOCK AARON W & S						
2218/0786	8/02/2018	WD Q	Q	V	05	240,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BLD DATE		03/30/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2019] W12 S10 BAS=[YR=2019] W28 S32 FGR=[YR=2019] S20 E20 FOP=[YR=2019] S2 E6 N8 W5 S6 W1\$ E1 N20 W21\$ E21 S14 E5 S8 E14 N54 W12\$ E12 N10\$ PTR= E15 FUS=[YR=2019] E5 STR=[YR=2019] E13 S3 W13 N3\$ S3 E21 S10 W5 S4 W21 N17\$ W15\$.	

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	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
2	0810	CONCRETE A	0	100	6	36.00	SF	6.50	6.50	100	2019	2019	3	98	229	
3	0811	CONCRETE B	0	100	0	600.00	SF	5.20	5.20	100	2019	2019	3	98	3,058	
4	0476	VF 6 SBPL	0	100	125	125.00	LF	32.00	32.00	100	2020	2020	3	96	3,840	
TOTAL OB/XF 7,415																

LAND DESCRIPTION		TOTAL OB/XF 7,415																						
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	75,000.00	75,000.00	75,000							