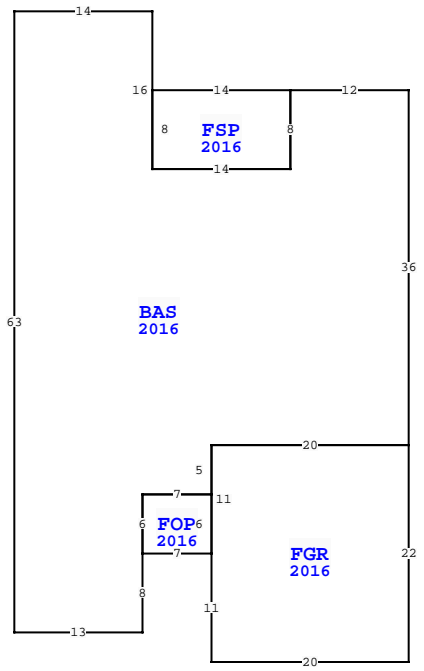


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	04
NEIGHBORHOOD/LOC	4145.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,722	100	1,722
FGR	440	55	242
FOP	42	30	13
FSP	112	40	45
TOTALS	2,316		2,022
EXTRA FEATURES		SUBAREA MARKET VALUE	
		192,841	
		27,101	
		1,456	
		5,039	
TOTALS		226,437	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,022	121.5249	115.45	233,440	2016	2016	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2017 Heated Area: 1722 HX Base Yr 2017											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		226,437	
TOTAL MARKET OB/XF VALUE		33,801	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		335,238	
SOH/AGL Deduction		109,585	
ASSESSED VALUE		225,653	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		175,653	
TOTAL JUST VALUE		335,238	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,926	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008149	SCRN ENCLSR	8,165	10/01/2020
B2006960	SWIM POOL	38,000	09/01/2020
B1531577	CO ISSUED	0	05/05/2016
B1531577	NEW CONSTR	216,083	12/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2051/1460	5/23/2016	WD Q	Q	I	01	215,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCCUNE MICHAEL RAY						
2018/1543	12/11/2015	WD Q	Q	V	05	300,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W12 FSP=[YR=2016] W14 S8 E14 N8 \$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2016] E7 FGR=[YR=2016] S11 E20 N22 W20 S11 \$ N6 W7 S6 \$ N6 E7 N5 E20 N36 \$.	

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	621.00	SF	5.20	5.20	100	2016	2016	3	96	3,100	
2	0866	POOL FIBER	0	100	22	11	SF	72.00	72.00	100	2020	2020	3	90	15,682	
3	0845	KOOL DECK	0	100	0	0	SF	7.25	7.25	100	2020	2020	3	99	2,462	
4	0911	SCRN RM A	0	100	0	0	SF	17.50	17.50	100	2020	2020	3	90	9,214	
5	0855	CONC PAVER	0	100	13	13	SF	10.00	10.00	100	2020	2020	3	99	1,673	
6	0476	VF 6 SBPL	0	100	0	0	LF	32.00	32.00	100	2020	2020	3	96	1,382	
7	0470	VNYL GATE	0	100	0	0	UT	300.00	300.00	100	2020	2020	3	96	288	
TOTAL OB/XF 33,801																

LAND DESCRIPTION		TOTAL OB/XF 33,801																						
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							