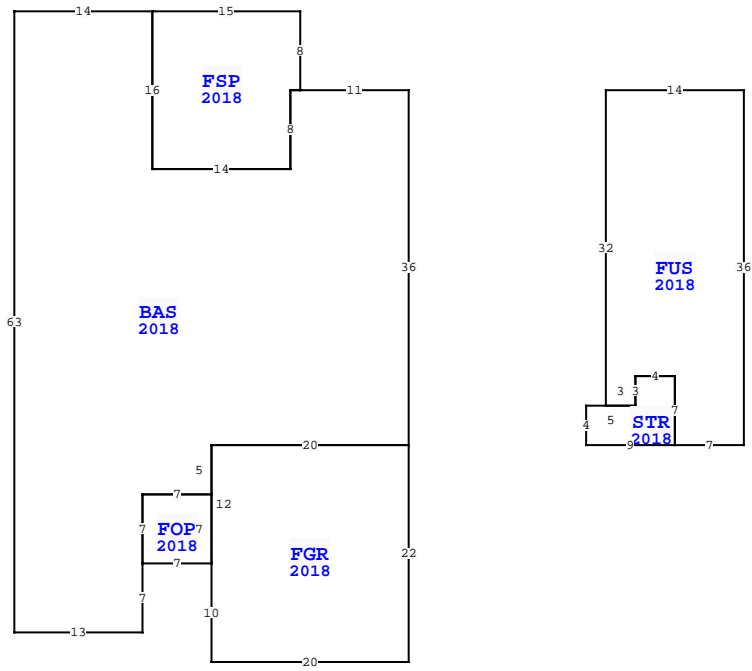


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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
BAS	1,722	100	1,722
FGR	440	55	242
FOP	49	30	15
FSP	232	40	93
FUS	464	100	464
STR	48	10	5
TOTALS	2,955		2,541
			288,786

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,541	122.0688	115.97	294,680	2018	2018	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2019 Heated Area: 2186 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			288,786
TOTAL MARKET OB/XF VALUE			10,828
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			374,614
SOH/AGL Deduction			107,807
ASSESSED VALUE			266,807
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			216,807
TOTAL JUST VALUE			374,614
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705757	CO ISSUED	0	03/29/2018
B1705757	NEW CONSTR	274,980	06/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/1240	3/28/2018	WD Q	Q	I	02	258,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DUKES ROGER M & CHE						
2121/1965	5/23/2017	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	0810	CONCRETE A	0	100	0	470.00	SF	6.50	6.50	100	2018	2018	3	97	2,963	
2	0462	ST/AL FNC	0	100	160	640.00	SF	10.00	10.00	100	2018	2018	3	87	5,568	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	
4	0855	CONC PAVER	0	100	0	175.00	SF	10.00	10.00	100	2020	2020	3	99	1,733	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2018] W11 FSP=[YR=2018] N8 W15 S16 E14 N8 E1\$ W1 S8 W14 N16 W14 S63 E13 N7 FOP=[YR=2018] E7 FGR=[YR=2018] S10 E20 N22 W20 S12\$ N7 W7 S7\$ N7 E7 N5 E20 N36\$ PTR=E20 FUS=[YR=2018] E14 S36 W7 STR=[YR=2018] W9 N4 E5 N3 E4 S7\$ N7 W4 S3 W3 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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000										