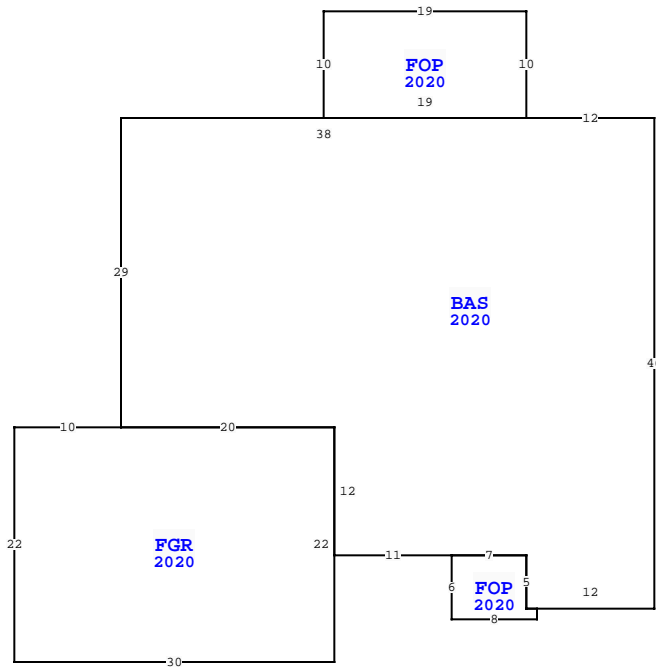




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	4067.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,870	100	1,870
FGR	660	55	363
FOP	43	30	13
FOP	190	30	57
TOTALS	2,763		2,303
			245,166

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,303	113.1900	107.53	247,642	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1870 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			245,166
TOTAL MARKET OB/XF VALUE			8,839
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			329,005
SOH/AGL Deduction			1,463
ASSESSED VALUE			327,542
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			277,542
TOTAL JUST VALUE			329,005
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1911071	CO ISSUED	0	03/05/2020
B1911071	NEW CONSTR	267,816	10/22/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/0437	5/15/2020	WD Q	Q	I	02	286,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOBBS TROY A & COLL						
2305/1770	9/20/2019	WD U	V		30	7,500
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BLD DATE		03/29/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W12 FOP=[YR=2020] N10 W19 S10 E19\$ W38 S29	
FGR=[YR=2020] W10 S22 E30 N22 W20\$ E20 S12 E11 FOP=[YR=2020] S6 E8 N1 W1 N5 W7\$ E7 S5 E12 N46\$.	

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	24	3			72.00	SF	6.50	6.50	100	2020	2020	3	99	463	
2	0810	CONCRETE A	0	100	0	0			663.00	SF	6.50	6.50	100	2020	2020	3	99	4,266	
3	0462	ST/AL FNC	0	100	95	0			380.00	SF	10.00	10.00	100	2020	2020	3	93	3,534	
4	0463	FENCE GATE	0	100	0	0			2.00	UT	300.00	300.00	100	2020	2020	3	96	576	
TOTAL OB/XF															8,839				

LAND DESCRIPTION																								
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	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							