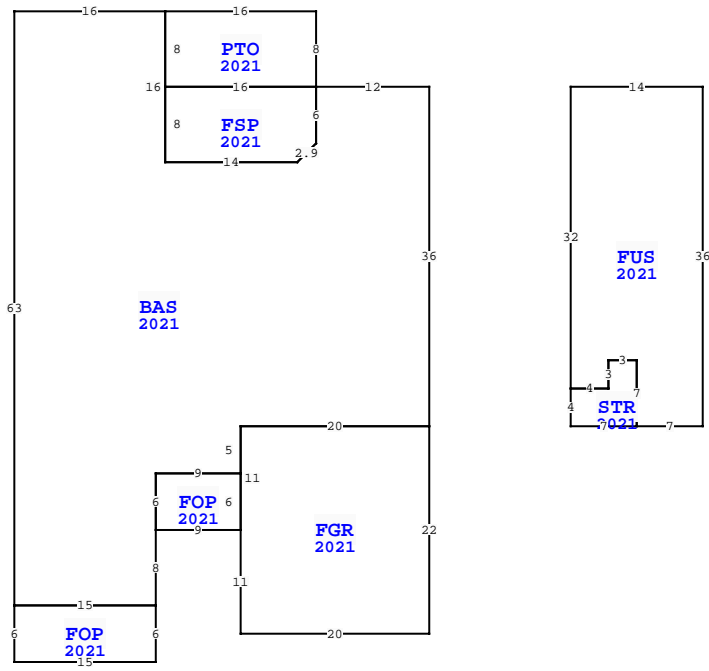




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		2.	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	4067.200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,916	100	1,916
FGR	440	55	242
FOP	54	30	16
FOP	90	30	27
FSP	126	40	50
FUS	467	100	467
PTO	128	5	6
STR	37	10	4
TOTALS	3,258		2,728
			288,509

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022								
					Heated Area: 2383						
					HX Base Yr 2022						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		288,509	
TOTAL MARKET OB/XF VALUE		10,743	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		374,252	
SOH/AGL Deduction		80,392	
ASSESSED VALUE		293,860	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		243,860	
TOTAL JUST VALUE		374,252	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		361,471	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011506	CO ISSUED	0	07/01/2021
B2011506	NEW CONSTR	319,876	11/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/0369	6/30/2021	WD	U	V	11	100

GRANTOR: DFC AMELIA CONCOURSE
GRANTEE: DREAM FINDERS HOMES

2473/1092	6/17/2021	WD	Q	I	02	327,600
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GRANTOR: DREAM FINDERS HOMES L
GRANTEE: WATSON RYAN F & SAR

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

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2021] W12 PTO=[YR=2021] N8 W16 S8 FSP=[YR=2021] S8 E14 U2 R2 N6 W16\$ E16\$ S6 D2 L2 W14 N16 W16 S63 FOP=[YR=2021] S6 E15 N6 W15\$ E15 N8 FOP=[YR=2021] E9 FGR=[YR=2021] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$ PTR=E15 FUS=[YR=2021] E14 S36 W7 STR=[YR=2021] W7 N4 E4 N3 E3 S7\$ N7 W3 S3 W4 N32\$ W15\$.</p>	

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	701.00	UT	5.20	5.20	100	2021	2021	3	99	3,609	
2	0462	ST/AL FNC	0	100	180	720.00	SF	10.00	10.00	100	2021	2021	3	95	6,840	
3	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	

LAND DESCRIPTION		TOTAL OB/XF															10,743							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPTH 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			RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							