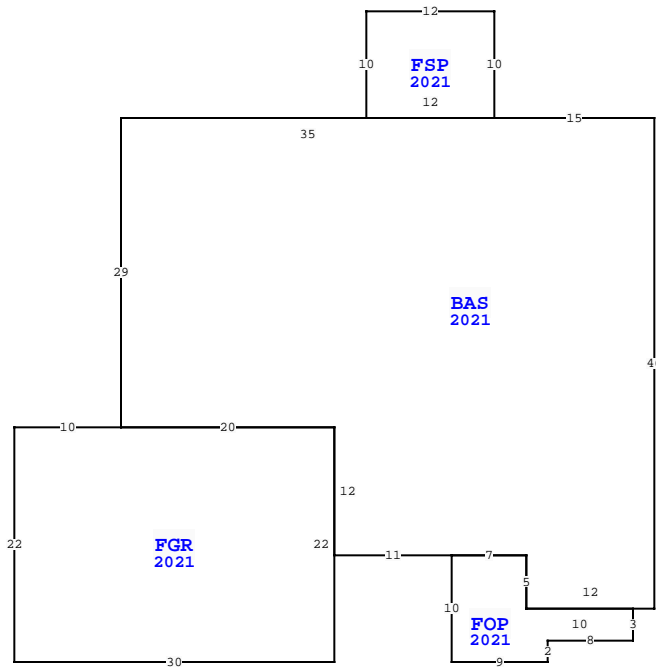




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4067.200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,870	100	1,870
FGR	660	55	363
FOP	104	30	31
FSP	120	40	48
TOTALS	2,754		2,312
			264,251

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,312	121.5249	115.45	266,920	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1870 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			264,251
TOTAL MARKET OB/XF VALUE			8,193
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			347,444
SOH/AGL Deduction			32,508
ASSESSED VALUE			314,936
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			264,936
TOTAL JUST VALUE			347,444
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			335,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011602	CO ISSUED	0	04/01/2021
B2011602	NEW CONSTR	267,359	11/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/1279	3/31/2021	WD Q	Q	I	01	306,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: OLIVEIRA SANDRO DA						
2421/1820	12/30/2020	WD U	V	V	30	210,000
GRANTOR: DFC AMELIA CONCOURSE						
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
1	0811	CONCRETE B	0	100	0	913.00	SF	5.20	5.20	100	2021
2	0476	VF 6 SBPL	0	100	0	102.00	LF	32.00	32.00	100	2021
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2021

TOTAL OB/XF												8,193			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
BAS=[YR=2021] W15 FSP=[YR=2021] N10 W12 S10 E12\$ W35 S29											
FGR=[YR=2021] W10 S22 E30 N22 W20\$ E20 S12 E11 FOP=[YR=2021]											
S10 E9 N2 E8 N3 W10 N5 W7\$ E7 S5 E12 N46\$.											

BUILDING DIMENSIONS											
BAS=[YR=2021] W15 FSP=[YR=2021] N10 W12 S10 E12\$ W35 S29											
FGR=[YR=2021] W10 S22 E30 N22 W20\$ E20 S12 E11 FOP=[YR=2021]											
S10 E9 N2 E8 N3 W10 N5 W7\$ E7 S5 E12 N46\$.											

LAND DESCRIPTION												TOTAL OB/XF				8,193			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT	1.00								