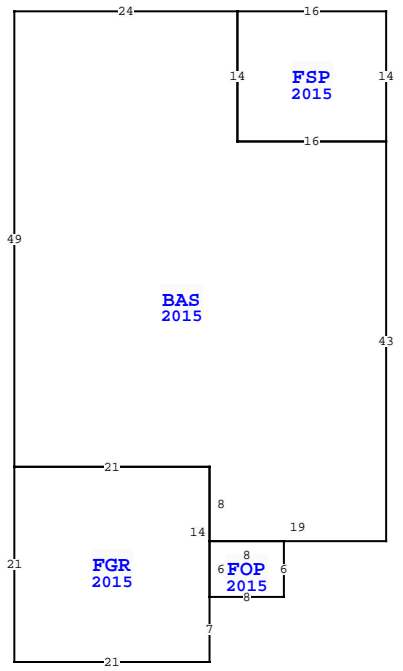




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,888	100	1,888
FGR	441	55	243
FOP	48	30	14
FSP	224	40	90
TOTALS	2,601		2,235

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%	- 2016		276,961	2015	2015	0	0	3.50	96.50
					Heated Area: 1888						
					HX Base Yr 2016						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			267,267
TOTAL MARKET OB/XF VALUE			6,718
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			328,985
SOH/AGL Deduction			160,431
ASSESSED VALUE			168,554
TOTAL EXEMPTION VALUE	HX HB VX VP		134,488
BASE TAXABLE VALUE			34,066
TOTAL JUST VALUE			328,985
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530524	CO ISSUED	0	09/11/2015
B1530524	NEW CONSTR	239,502	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2004/0509	9/18/2015	WD Q	Q	I	02	200,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LUNDEN KENNETH FRAN						
1956/0298	1/05/2015	WD Q	Q	V	05	105,000
GRANTOR: HERON ISLES JOINT VEN						
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	16	3			48.00	100	2015	2015	3	95	296	
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2015	2015	3	95	2,880	
3	0476	VF 6 SBPL	0	100	0	0	LF	32.00	32.00	100	2015	2015	3	89	3,275	
4	0470	VNYL GATE	0	100	0	0	UT	300.00	300.00	100	2015	2015	3	89	267	

TOTAL OB/XF										6,718						
										BLD DATE		LGL DATE				
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2015] W16 BAS=[YR=2015] W24 S49 FGR=[YR=2015] S21 E21 N7 FOP=[YR=2015] E8 N6 W8 S6\$ N14 W21\$ E21 S8 E19 N43 W16 N14\$ S14 E16 N14\$.									

LAND DESCRIPTION										TOTAL OB/XF										6,718				
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	55,000.00	55,000.00	55,000							