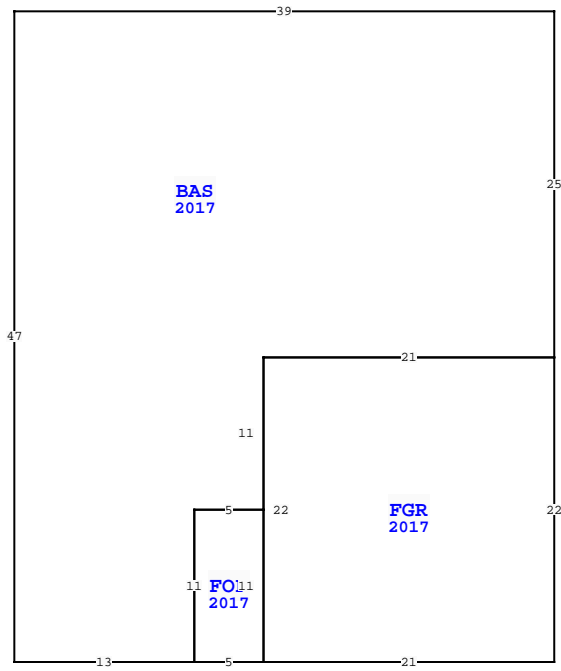


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	60	
Interior Floor	08	SHT VINYL	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
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		4068.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	1,316	153,176
FGR	462	55	254	29,565
FOP	55	30	16	1,862
TOTALS	1,833		1,586	184,604

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,586	125.6640	119.38	189,337	2017	2017	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2018 Heated Area: 1316 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			184,604
TOTAL MARKET OB/XF VALUE			3,108
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			262,712
SOH/AGL Deduction			105,351
ASSESSED VALUE			157,361
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			107,361
TOTAL JUST VALUE			262,712
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633476	CO ISSUED	0	05/31/2017
B1633476	NEW CONSTR	169,280	11/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2125/0428	5/26/2017	WD	Q	I	01	158,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WALKER JAZZMIN R &						
2078/0848	10/14/2016	SW	Q	V	05	121,500
GRANTOR: WOODBRIDGE NASSAU 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	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	2017	2017	3	97	2,825	
2	0810	CONCRETE A	0	100	3	7	21.00	SF	6.50	6.50	100	2017	2017	3	97	132	
3	0810	CONCRETE A	0	100	4	6	24.00	SF	6.50	6.50	100	2017	2017	3	97	151	
TOTALS															3,108		

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							