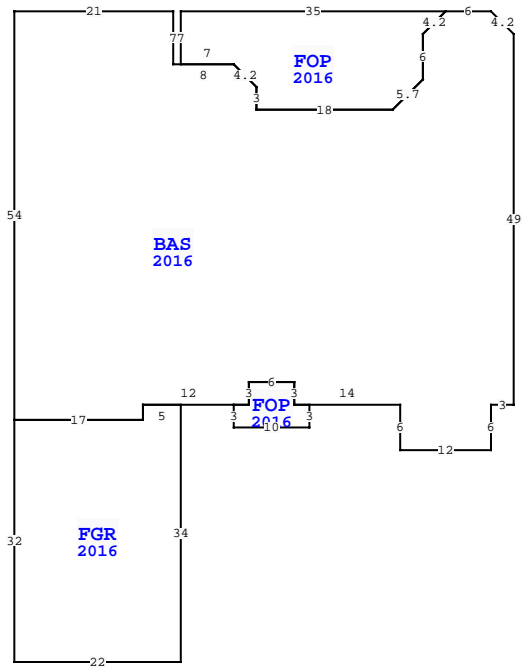


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame		WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,152	100	2016
FGR	714	55	2016
FOP	48	30	2016
FOP	357	30	2016
TOTALS	4,271		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	12	3,666	178.2450	281.63	1,032,456	2016	2016	0	0	4.00	96.00	
1 SFR CUST - 100% - 2020 Heated Area: 3152 HX Base Yr 2020												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			991,158
TOTAL MARKET OB/XF VALUE			15,341
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,306,499
SOH/AGL Deduction			538,256
ASSESSED VALUE			768,243
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			717,521
TOTAL JUST VALUE			1,306,499
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,328,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632086	CO ISSUED	0	12/16/2016
B1632086	NEW CONSTR	397,240	04/15/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2089/1498	12/16/2016	WD	Q	I	01	734,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: AXLINE KENLY R & JU						
2089/1494	12/05/2016	WD	U	V	37	75,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: DREAM FINDERS HOMES						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] U3 L3 W6 FOP=[YR=2016] W35 S7 E7 D3 R3 S3 E18 U4 R4 N6 U3 R3 \$ D3 L3 S6 D4 L4 W18 N3 U3 L3 W8 N7 W21 S54 FGR=[YR=2016] S32 E22 N34 W5 S2 W17\$ E17 N2 E12 FOP=[YR=2016] S3 E10 N3 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E14 S6 E12 N6 E3 N49\$.	

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0855	CONC PAVER	0	100	0	1,333.00	SF	7.00	7.00	100	2016	2016	3	95	8,864	
3	0855	CONC PAVER	0	100	0	156.00	SF	7.00	7.00	100	2016	2016	3	95	1,037	
4	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	70	3,500	

LAND DESCRIPTION		TOTAL OB/XF													15,341									
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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							