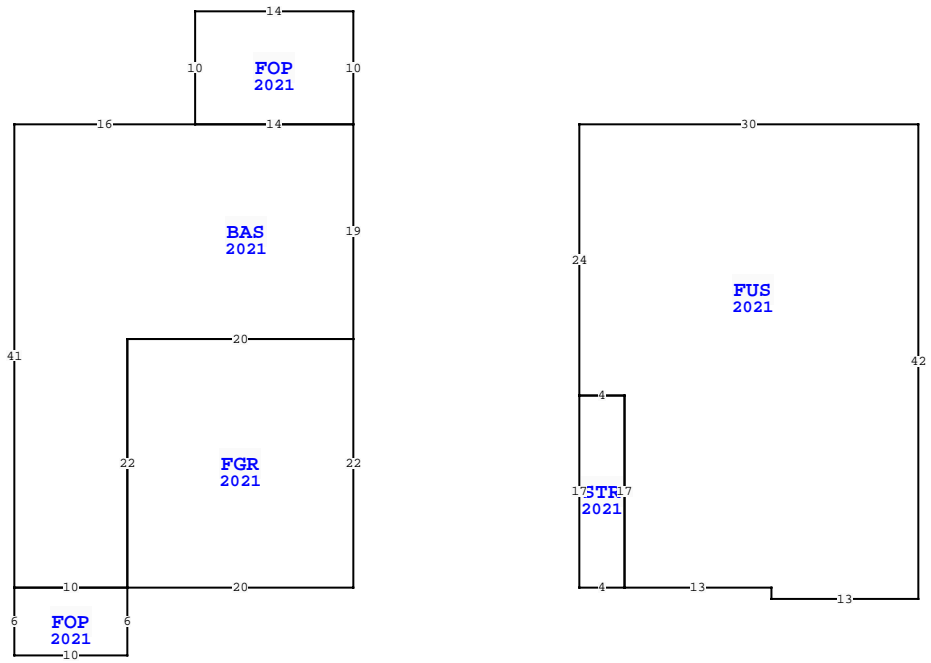


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC		5020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	790	100	2021
FGR	440	55	2021
FOP	60	30	2021
FOP	140	30	2021
FUS	1,175	100	2021
STR	68	10	2021
TOTALS	2,673		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2022 Heated Area: 1965 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			257,139
TOTAL MARKET OB/XF VALUE			2,976
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			325,115
SOH/AGL Deduction			50,049
ASSESSED VALUE			275,066
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			224,344
TOTAL JUST VALUE			325,115
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010810	CO ISSUED	0	04/05/2021
20010810	NEW CONSTR	265,682	11/06/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/1218	4/28/2021	WD Q	Q	I	01	336,400

GRANTOR: DREAM FINDERS HOMES L
 GRANTEE: YEOMAN-VARGAS CORTN
 2394/0890 9/21/2020 SW Q V 05 855,100
 GRANTOR: THREE RIVERS DEVELOPE
 GRANTEE: DREAM FINDERS HOMES

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2021] N10 W14 S10 BAS=[YR=2021] W16 S41 FOP=[YR=2021] S6 E10 N6 W10\$ E10 FGR=[YR=2021] E20 N22 W20 S22\$ N22 E20 N19 W14\$ E14\$ PTR=E20 FUS=[YR=2021] E30 S42 W13 N1 W13 STR=[YR=2021] W4 N17 E4 S17\$ N17 W4 N24\$ W20\$.	

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		578.00	SF	5.20				5.20	2,976

LAND DESCRIPTION		TOTAL OB/XF 2,976																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	45.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							