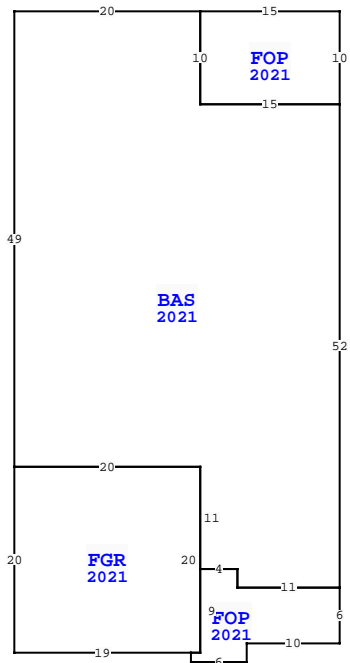


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMTM	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	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	1,752	100	2021
FGR	400	55	2021
FOP	109	30	2021
FOP	150	30	2021
TOTALS	2,411		

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%	- 2025									
				Heated Area: 1752								
					HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			229,720
TOTAL MARKET OB/XF VALUE			3,140
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			297,860
SOH/AGL Deduction			0
ASSESSED VALUE			297,860
TOTAL EXEMPTION VALUE	13		297,860
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			297,860
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011558	CO ISSUED	0	10/06/2021
20011558	NEW CONSTR	240,029	11/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/1322	10/14/2021	WD	Q	I	01	354,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KING WILLIAM JOHN J						
2394/0890	9/21/2020	SW	Q	V	05	855,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2021] W15 BAS=[YR=2021] W20 S49 FGR=[YR=2021] S20 E19	
FOP=[YR=2021] S1 E6 N2 E10 N6 W11 N2 W4 S9 W1\$ E1 N20 W20\$	
E20 S11 E4 S2 E11 N52 W15 N10 \$ S10 E15 N10\$.	

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		610.00	SF	5.20				3,140	

LAND DESCRIPTION													TOTAL OB/XF												
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	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								