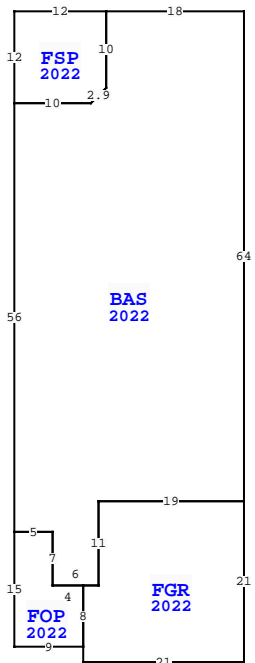


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,864	100	2022
FGR	419	55	2022
FOP	107	30	2022
FSP	142	40	2022
TOTALS	2,532		
		2,183	244,511

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,183	112.5726	112.57	245,740	2022	2022	0	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1864 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			244,511
TOTAL MARKET OB/XF VALUE			3,228
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			312,739
SOH/AGL Deduction			16,519
ASSESSED VALUE			296,220
TOTAL EXEMPTION VALUE	13		296,220
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			312,739
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005019	CO ISSUED	0	03/31/2022
21009858	NEW CONSTR	271,450	07/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/0094	3/31/2022	WD	Q	I	01	338,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ALVAREZ-ORTIZ EVELY						
2418/1111	12/15/2020	SW	Q	V	05	719,600
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

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

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	627.00	SF	5.20	5.20	100	2022	2022	3	99	3,228	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W18 FSP=[YR=2022] W12 S12 E10 U2 R2 N10\$ S10 D2 L2 W10 S56 FOP=[YR=2022] S15 E9 FGR=[YR=2022] S2 E21 N21 W19 S11 W2 S8\$ N8 W4 N7 W5\$ E5 S7 E6 N11 E19 N64\$.	

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								