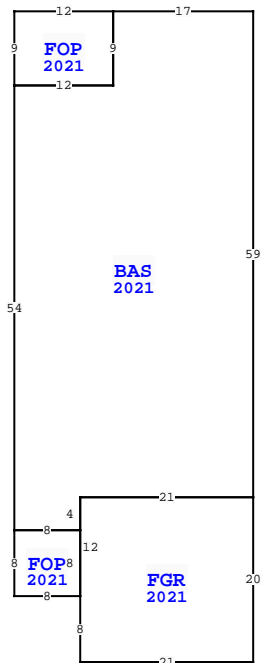


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,635	100	2021
FGR	420	55	2021
FOP	64	30	2021
FOP	108	30	2021
TOTALS	2,227		

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: 1635			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			215,593
TOTAL MARKET OB/XF VALUE			3,089
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			283,682
SOH/AGL Deduction			41,186
ASSESSED VALUE			242,496
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			191,774
TOTAL JUST VALUE			283,682
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002103	CO ISSUED	0	09/20/2021
21002103	NEW CONSTR	225,808	02/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0266	11/23/2021	WD Q	Q	I	01	327,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: REGISTER TINA MARIE						
2418/1111	12/15/2020	SW Q	Q	V	05	719,600
GRANTOR: THREE RIVERS DEVELOPE						
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
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2021

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2021] W17 FOP=[YR=2021] W12 S9 E12 N9\$ S9 W12 S54 FOP=[YR=2021] S8 E8 FGR=[YR=2021] S8 E21 N20 W21 S12\$ N8 W8\$ E8 N4 E21 N59\$.											

LAND DESCRIPTION												TOTAL OB/XF												3,089				
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											