

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	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	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	2,345	100	2022
FGR	380	55	2022
FOP	122	30	2022
FSP	128	40	2022
PTO	128	5	2022
TOTALS	3,103		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,648	113.0976	113.10	299,489	2022	2022	0	0	0.50	99.50	

1 SINGLE FAM - 0% - 2023 Heated Area: 2345 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			297,992
TOTAL MARKET OB/XF VALUE			10,273
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			373,265
SOH/AGL Deduction			0
ASSESSED VALUE			373,265
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			373,265
TOTAL JUST VALUE			373,265
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004862	CO ISSUED	0	03/30/2022
21006835	NEW CONSTR	335,829	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/1945	3/30/2022	WD Q	Q	I	01	446,800

GRANTOR: DREAM FINDERS HOMES L
 GRANTEE: ROWE DAVID KEITH &
 2447/1498 3/29/2021 SW Q V 05 912,500
 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	0	0	0	610.00	SF	5.20	5.20	100	2022
2	0855	CONC PAVER	0	0	0	0	275.00	SF	10.00	10.00	100	2022
3	0462	ST/AL FNC	1	0	90	0	450.00	SF	10.00	10.00	100	2024

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
							10,273					

BUILDING NOTES												
BAS=[YR=2022] W13 PTO=[YR=2022] W16 S8 FSP=[YR=2022] S8 E16 N8 W16\$ E16 N8 \$ S16 W16 N8 U3 L3 W7 D3 L3 W6 S56 E10 FOP=[YR=2022] S3 E19 FGR=[YR=2022] S2 E19 N20 W19 S18\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N49 \$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000135	C	RES NATURAL	0		PUD	50.00	120.00	1.00	LT		1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
65,000.00	65,000.00	65,000							