



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	2,536	100	2022
FGR	622	55	2022
FOP	65	30	2022
FOP	208	30	2022
FUS	383	100	2022
STR	56	10	2022
TOTALS	3,870		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,349	109.1580	109.16	365,577	2022	2022	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2023 Heated Area: 2919 HX Base Yr 2023

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			363,749
TOTAL MARKET OB/XF VALUE			3,465
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			432,214
SOH/AGL Deduction			26,599
ASSESSED VALUE			405,615
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			354,893
TOTAL JUST VALUE			432,214
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			399,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004201	CO ISSUED	0	02/24/2022
21004201	NEW CONSTR	420,387	05/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2544/0352	2/25/2022	WD Q	Q	I	01	504,600

GRANTOR: DREAM FINDERS HOMES L  
 GRANTEE: SMARACHECK ADAM C &  
 2454/0526 4/19/2021 SW Q V 05 1,152,000  
 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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	875.00	SF	4.00	4.00	100	2022	2022	3	99	3,465	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W11 D3 L3 FOP=[YR=2022] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2022] S22 E10 N2 E18 FOP=[YR=2022] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67 U3 L3 \$ PTR= E10 FUS=[YR=2022] E17 S21 STR=[YR=2022] S4 E6 S4 W10 N8 E4\$ W4 S2 W13 N23 \$ W10\$.	

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	DPTH 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	60.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							