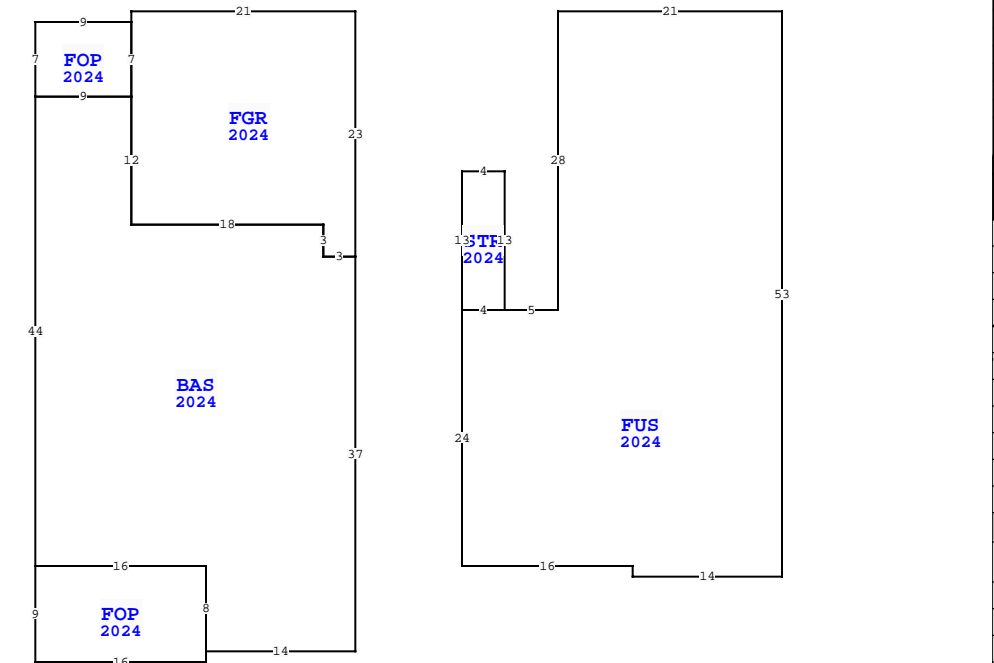


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	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	1,171	100	2024
FGR	429	55	2024
FOP	63	30	2024
FOP	144	30	2024
FUS	1,322	100	2024
STR	52	10	2024
TOTALS	3,181		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		2,796	115.1136	115.11	321,848	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2493 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			321,848
TOTAL MARKET OB/XF VALUE			4,264
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			391,112
SOH/AGL Deduction			70,674
ASSESSED VALUE			320,438
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			269,716
TOTAL JUST VALUE			391,112
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			360,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05427	CO		09/21/2023
B23-05427	SFR	395,699	04/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/27	10/10/2023	WD	Q	I	01	420,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HESSEY MARK EATON J						
2563/1043	5/11/2022	SW	Q	V	05	921,700
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINERS 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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2024

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=10,0] E9 S12 E18 S3 E3 S37 W14 N8 W16 N44 \$											
FOP=[YR=2024;ORIG=26,53] N1 N8 W16 S9 E16 \$											
FOP=[YR=2024;ORIG=10,0] E9 N7 W9 S7 \$											
FGR=[YR=2024;ORIG=19,-8] S1 S7 S12 E18 S3 E3 N23 W21 \$											
FUS=[YR=2024;ORIG=80,45] W14 N1 W16 N24 E4 E5 N28 E21 S53 \$											
STR=[YR=2024;ORIG=50,20] E4 N13 W4 S13 \$											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	40.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							