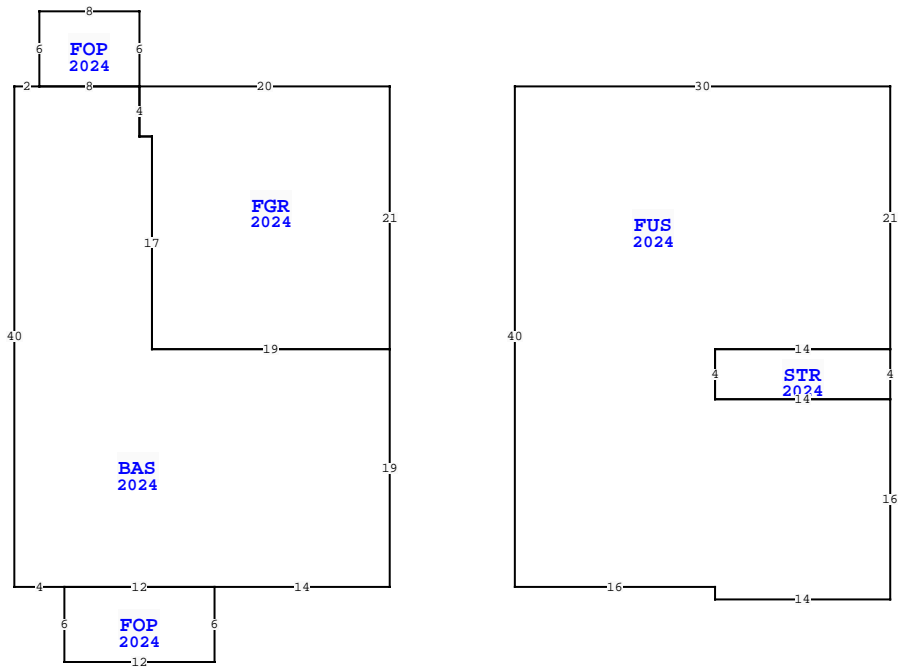


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	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	797	100	2024
FGR	403	55	2024
FOP	48	30	2024
FOP	72	30	2024
FUS	1,158	100	2024
STR	56	10	2024
TOTALS	2,534		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024		259,379	2023	2023	0	0	0	100.00
			Heated Area: 1955				HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		259,379	
TOTAL MARKET OB/XF VALUE		4,150	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		328,529	
SOH/AGL Deduction		8,090	
ASSESSED VALUE		320,439	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		320,439	
TOTAL JUST VALUE		328,529	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,308	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2304340	CO		08/21/2023
B23-04340	SFR	311,237	04/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/1609	8/24/2023	WD	Q	I	01	335,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FKH SFR M LP						
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0		798.00	SF	5.20			100	4,150	

TOTAL OB/XF												4,150			

BUILDING NOTES											
FUS=[YR=2024;ORIG=70,0] W30 S40 E16 S1 E14 N16 W14 N4 E14 N21 \$											
BAS=[YR=2024;ORIG=10,0] W8 W2 S40 E4 E12 E14 N19 W19 N17 W1 N4 \$											
FGR=[YR=2024;ORIG=30,0] W20 S4 E1 S17 E19 N21 \$											
STR=[YR=2024;ORIG=70,21] W14 S4 E14 N4 \$											
FOP=[YR=2024;ORIG=16,40] W12 S6 E12 N6 \$											
FOP=[YR=2024;ORIG=2,0] E8 N6 W8 S6 \$											

LAND DESCRIPTION												TOTAL OB/XF												4,150			
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	000100	C	RES	0		PUD	49.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000										