

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		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	1,128	100	2024
FGR	449	55	2024
FOP	81	30	2024
FOP	117	30	2024
FUS	947	100	2024
TOTALS	2,722		

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									Heated Area: 2075	
HX Base Yr													

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	0	0	1,040.00	SF	4.00	4.00	100	2024	2023		100	4,160	

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	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	40.00	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			279,791
TOTAL MARKET OB/XF VALUE			4,160
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			348,951
SOH/AGL Deduction			0
ASSESSED VALUE			348,951
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			348,951
TOTAL JUST VALUE			348,951
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002338	CO ISSUED	0	02/22/2023
22011484	NEW CONSTR	333,994	07/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/0333	2/23/2023	WD	Q	I	01	386,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FKH SFR M LP						
2572/1294	6/21/2022	SW	Q	V	05	2,560,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=30,28] W23 N4 W7 S35 E13 S9 S1 E17 N41 \$
FUS=[YR=2024;ORIG=70,33] W30 S31 E13 S1 E17 N32 \$
FGR=[YR=2024;ORIG=30,7] W21 S8 S9 W2 S4 E23 N21 \$
FOP=[YR=2024;ORIG=0,59] S9 E13 N9 W13 \$
FOP=[YR=2024;ORIG=0,24] E7 E2 N9 W9 S9 \$