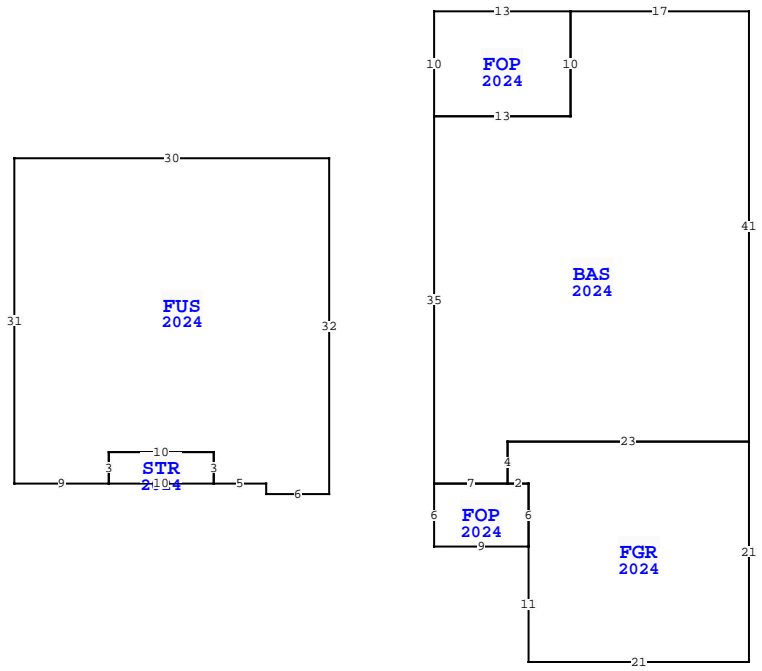


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
	TOT ADJ AREA		SUBAREA MARKET VALUE
BAS	1,128	100	2024
FGR	449	55	2024
FOP	54	30	2024
FOP	130	30	2024
FUS	906	100	2024
STR	30	10	2024
TOTALS	2,697		
			2,339
			274,856

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: 2034 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			274,856
TOTAL MARKET OB/XF VALUE			3,182
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			343,038
SOH/AGL Deduction			0
ASSESSED VALUE			343,038
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			343,038
TOTAL JUST VALUE			343,038
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07010	CO		11/02/2023
B23-07010	SFR	328,593	05/31/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/1087	12/14/2023	WD	Q	I	02	400,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JENSEN JOHN STEVEN						
2634/53	4/21/2023	SW	Q	V	05	230,500
GRANTOR: HDP TRIBUTARY LLC						
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	0811	CONCRETE B	0	0	0	0		612.00	SF	5.20				3,182	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=70,58] W23 S4 W7 N35 E13 N10 E17 S41 \$	
FUS=[YR=2024;ORIG=30,31] W30 S31 E9 N3 E10 S3 E5 S1 E6 N32 \$	
FGR=[YR=2024;ORIG=47,58] E23 S21 W21 N11 N6 W2 N4 \$	
POP=[YR=2024;ORIG=53,27] W13 N10 E13 S10 \$	
FOP=[YR=2024;ORIG=49,62] S6 W9 N6 E7 E2 \$	
STR=[YR=2024;ORIG=9,59] E10 S3 W10 N3 \$	

LAND DESCRIPTION		TOTAL OB/XF												3,182										
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	45.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							