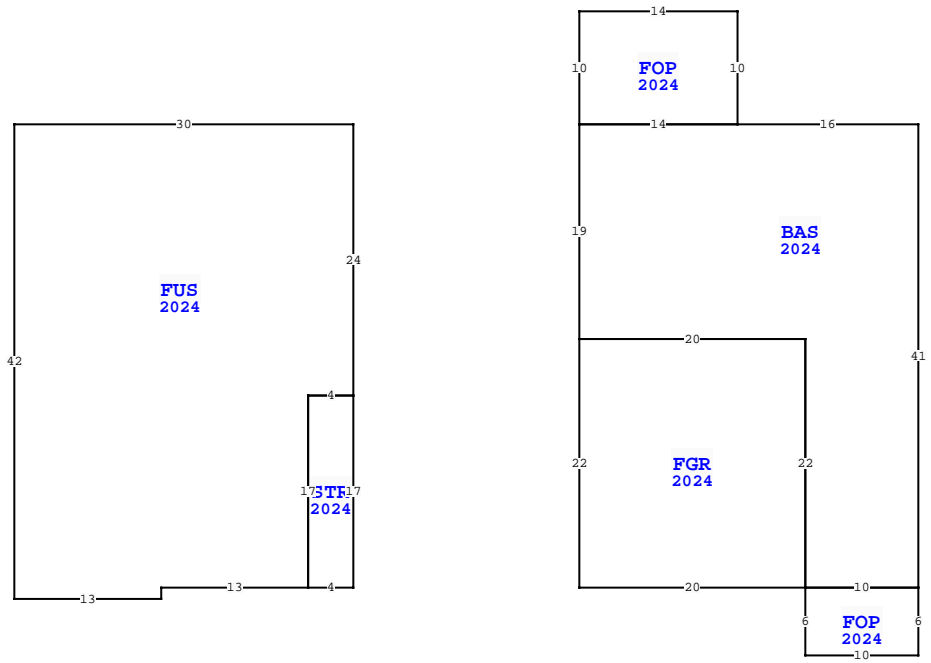


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 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	790	100	2024
FGR	440	55	2024
FOP	60	30	2024
FOP	140	30	2024
FUS	1,175	100	2024
STR	68	10	2024
TOTALS	2,673		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
SINGLE FAM - 100% - 2025											
Heated Area: 1965											
HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			259,736
TOTAL MARKET OB/XF VALUE			3,328
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			328,064
SOH/AGL Deduction			0
ASSESSED VALUE			328,064
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			277,342
TOTAL JUST VALUE			328,064
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2302349	CO		08/15/2023
B2302349	NEW CONSTR	316,222	02/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/1742	3/19/2024	WD	Q	I	02	386,000

GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KNABLIN CHRISTOPHER						
2574/0950	6/24/2022	SW	Q	V	05	1,843,300
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES	
BUILDING DIMENSIONS	
FUS=[YR=2024;ORIG=0,0] W30 S42 E13 N1 E13 N17 E4 N24 \$	
BAS=[YR=2024;ORIG=34,0] E16 S41 W10 N22 W20 N19 E14 \$	
FGR=[YR=2024;ORIG=40,41] W20 N22 E20 S22 \$	
FOP=[YR=2024;ORIG=20,0] N10 E14 S10 W14 \$	
STR=[YR=2024;ORIG=-4,41] E4 N17 W4 S17 \$	
FOP=[YR=2024;ORIG=50,41] S6 W10 N6 E10 \$	
PTR=[ORIG=20,0] W20 E20 \$	

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	100	0	0		5.20	5.20	100	2024	2023		100	3,328	

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	100		PUD	45.00	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							