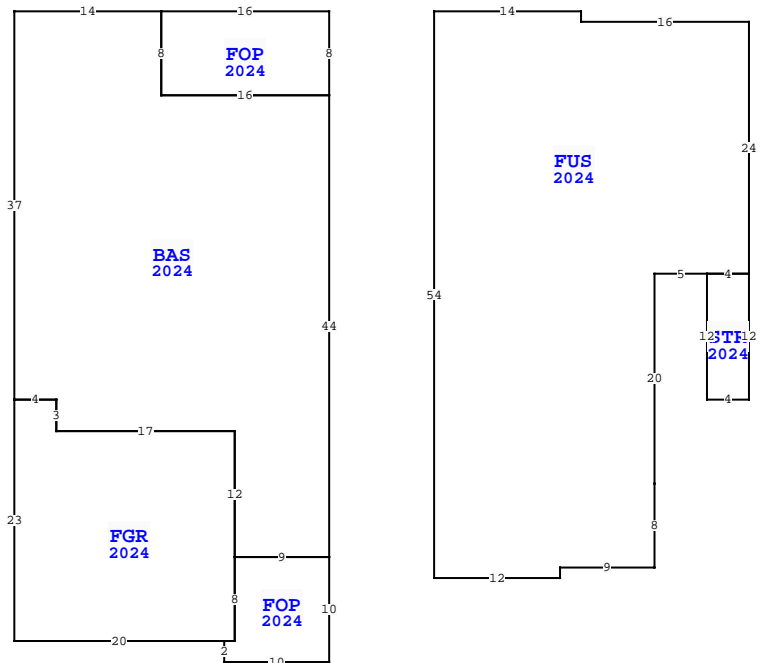


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,168	100	2024
FGR	432	55	2024
FOP	92	30	2024
FOP	128	30	2024
FUS	1,334	100	2024
STR	48	10	2024
TOTALS	3,202		

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: 2502	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			327,257
TOTAL MARKET OB/XF VALUE			3,907
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			396,164
SOH/AGL Deduction			0
ASSESSED VALUE			396,164
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			345,442
TOTAL JUST VALUE			396,164
NCON VALUE			331,164
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003954	NEW TWO STORY SIN	396,726	04/08/2024
B230014410		396,726	11/08/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2718/323	6/07/2024	WD	Q	I	01	500,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BRACKETT GREGORY CO						
2671/420	9/28/2023	SW	Q	V	05	384,100
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	0810	CONCRETE A	0	100	0	0		6.50	100	2025	2024		100	3,907	

TOTAL OB/XF										3,907					

BUILDING NOTES									

BUILDING DIMENSIONS									
FUS=[YR=2024;ORIG=40,-10] E14 S1 E16 S24 W4 W5 S20 S8 W9 S1 W12 N54 \$									
BAS=[YR=2024;ORIG=0,-10] E14 S8 E16 S44 W9 N12 W17 N3 W4 N37 \$									
FGR=[YR=2024;ORIG=0,27] E4 S3 E17 S12 S8 W1 W20 N23 \$									
FOP=[YR=2024;ORIG=14,-2] E16 N8 W16 S8 \$									
FOP=[YR=2024;ORIG=21,42] E9 S10 W10 N2 E1 N8 \$									
STR=[YR=2024;ORIG=70,15] W4 S12 E4 N12 \$									

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	000135	C	RES NATURAL	100		PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							