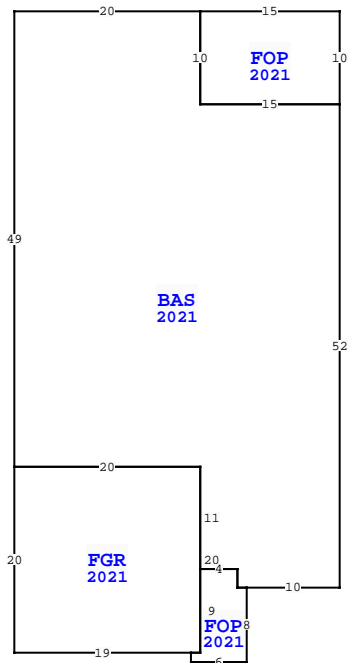


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	1,752	100	2021
FGR	400	55	2021
FOP	49	30	2021
FOP	150	30	2021
TOTALS	2,351		

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: 1752					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			249,875
TOTAL MARKET OB/XF VALUE			4,264
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			319,139
SOH/AGL Deduction			0
ASSESSED VALUE			319,139
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			268,417
TOTAL JUST VALUE			319,139
NCON VALUE			254,139
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004527	NEW SFR (T)2434 (	336,334	04/19/2024
240004527	CO		04/19/2024
B230014778		336,334	11/16/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/858	4/22/2024	WD Q	Q	I	01	406,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CAINE MATTHEW MARTI						
2671/420	9/28/2023	SW Q	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	4,264	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021;ORIG=-35,0] E20 S10 E15 S52 W10 W1 N2 W4 N11 W20 N49 \$	
FGR=[YR=2021;ORIG=-16,69] W19 N20 E20 S20 W1 \$	
FOP=[YR=2021;ORIG=0,0] W15 S10 E15 N10 \$	
FOP=[YR=2021;ORIG=-10,62] S8 W6 N1 E1 N9 E4 S2 E1 \$	

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	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							