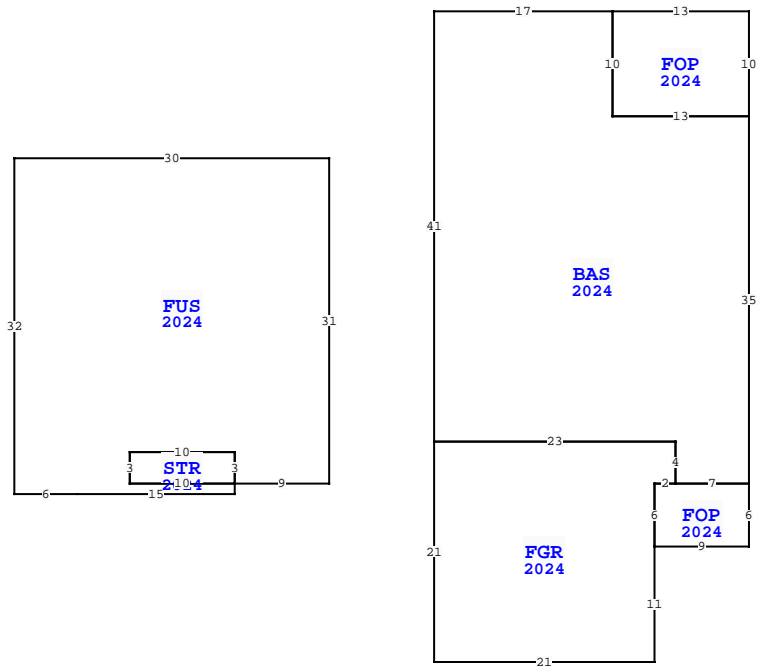


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	11	CLAY TILE 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
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
BAS	1,128	100	2024
FGR	449	55	2024
FOP	54	30	2024
FOP	130	30	2024
FUS	921	100	2024
STR	30	10	2024
TOTALS	2,712		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2025											
Heated Area: 2049											
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		276,619	
TOTAL MARKET OB/XF VALUE		4,271	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		345,890	
SOH/AGL Deduction		0	
ASSESSED VALUE		345,890	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		295,168	
TOTAL JUST VALUE		345,890	
NCON VALUE		280,890	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006140	NEW 2 STORY SFR (328,593	05/22/2024
B230016496		328,593	12/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2721/133	6/17/2024	WD Q	Q	I	01	442,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TIRADO ALEXANDRA RA						
2688/1134	1/08/2024	SW Q	Q	V	05	921,700
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	4,271	

TOTAL OB/XF										4,271						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=40,58] E23 S4 E7 N35 W13 N10 W17 S41 \$									
FUS=[YR=2024;ORIG=0,31] E30 S31 W9 N3 W10 S3 E10 S1 W15 W6 N32 \$									
FGR=[YR=2024;ORIG=63,58] W23 S21 E21 N11 N6 E2 N4 \$									
FOP=[YR=2024;ORIG=70,27] W13 N10 E13 S10 \$									
FOP=[YR=2024;ORIG=61,62] S6 E9 N6 W7 W2 \$									
STR=[YR=2024;ORIG=11,59] E10 S3 W10 N3 \$									

LAND DESCRIPTION										TOTAL OB/XF										4,271						
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									