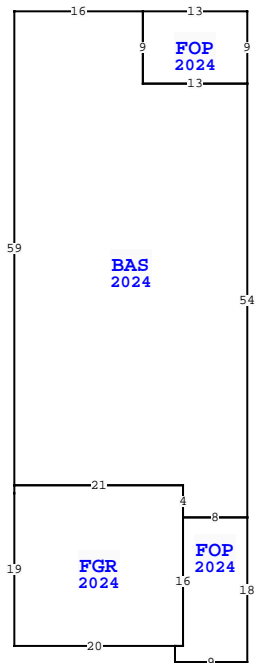


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	1,626	100	2024
FGR	420	55	2024
FOP	117	30	2024
FOP	146	30	2024
TOTALS	2,309		

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%	- 2025									
				Heated Area:	1626			HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			230,094
TOTAL MARKET OB/XF VALUE			3,848
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			298,942
SOH/AGL Deduction			0
ASSESSED VALUE			298,942
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			298,942
TOTAL JUST VALUE			298,942
NCON VALUE			233,942
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006547	NEW SFR T-2309 H-	265,471	06/03/2024
240006547			06/03/2024
B230016495		265,471	12/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/832	7/12/2024	WD	Q	I	01	380,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CORDOVI MARILYN						
2688/1134	1/08/2024	SW	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						
1	0810	CONCRETE A	0	0	0	0		592.00	SF	6.50		6.50	100	2025	2024	100	3,848	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=40,0] E16 S9 E13 S54 W8 N4 W21 N59 \$	
FGR=[YR=2024;ORIG=40,79] N19 N1 E21 S4 S16 W1 W20 \$	
FOP=[YR=2024;ORIG=56,0] E13 S9 W13 N9 \$	
POP=[YR=2024;ORIG=61,63] E8 S18 W9 N2 E1 N16 \$	

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	0		PUD	55.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								