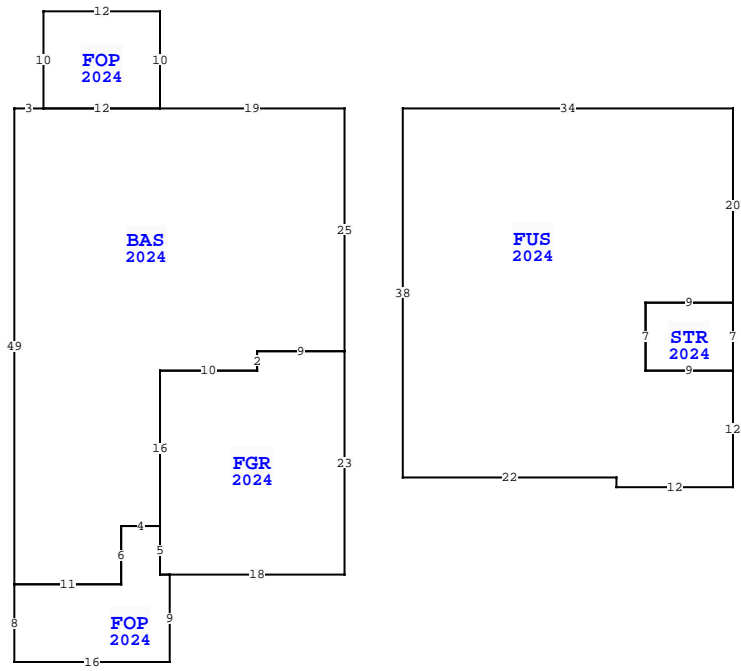


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,206	100	2024
FGR	417	55	2024
FOP	120	30	2024
FOP	153	30	2024
FUS	1,241	100	2024
STR	63	10	2024
TOTALS	3,200		

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%	- 2024		Heated Area: 2447					HX Base Yr		



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			318,164
TOTAL MARKET OB/XF VALUE			3,328
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			386,492
SOH/AGL Deduction			0
ASSESSED VALUE			386,492
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			386,492
TOTAL JUST VALUE			386,492
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004631	CO ISSUED	0	03/01/2023
22010124	NEW CONSTR	391,960	07/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/131	3/28/2023	WD	Q	I	01	442,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SCHNITZLER MELISSA						
2574/0950	6/24/2022	SW	Q	V	05	1,843,300
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
1	0811	CONCRETE B	0	0	0	640.00	SF	5.20	5.20	100	2024	2023

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

BUILDING NOTES												
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BUILDING DIMENSIONS												
FUS=[YR=2024;ORIG=74,0] W34 S38 E22 S1 E12 N12 W9 N7 E9 N20 \$												
BAS=[YR=2024;ORIG=34,0] W19 W12 W3 S49 E11 N6 E4 N16 E10 N2 E9 N25 \$												
FGR=[YR=2024;ORIG=34,25] W9 S2 W10 S16 S5 E1 E18 N23 \$												
FOP=[YR=2024;ORIG=15,43] W4 S6 W11 S8 E16 N9 W1 N5 \$												
FOP=[YR=2024;ORIG=3,0] E12 N10 W12 S10 \$												
STR=[YR=2024;ORIG=74,20] W9 S7 E9 N7 \$												

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	0		PUD	55.00	160.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								