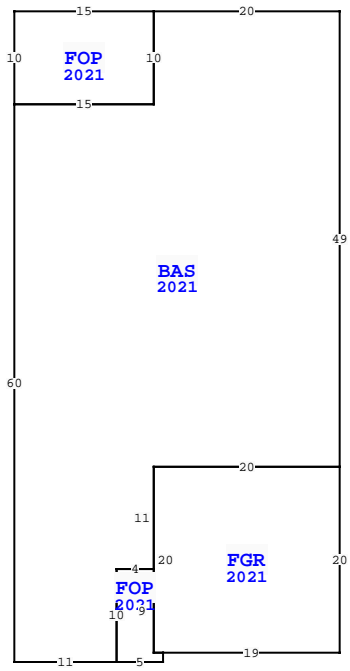


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	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	1,840	100	2021
FGR	400	55	2021
FOP	41	30	2021
FOP	150	30	2021
TOTALS	2,431		

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: 1840 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			258,147
TOTAL MARKET OB/XF VALUE			3,829
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			326,976
SOH/AGL Deduction			0
ASSESSED VALUE			326,976
TOTAL EXEMPTION VALUE	13	326,976	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			326,976
NCON VALUE			261,976
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006424	NSFR (T)2427(H)18	294,857	05/30/2024
B230016493		294,857	12/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1294	7/17/2024	WD	Q	I	01	416,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: OTERO VICTOR MANUEL						
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
1	0810	CONCRETE A	0	100	0	589.00	SF	6.50	6.50	100	2025

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

BUILDING NOTES	
BAS=[YR=2021;ORIG=0,0] W20 S10 W15 S60 E11 N10 E4 N11 E20 N49 \$	
FGR=[YR=2021;ORIG=-19,69] E19 N20 W20 S20 E1 \$	
FOP=[YR=2021;ORIG=-20,0] W15 S10 E15 N10 \$	
FOP=[YR=2021;ORIG=-24,70] E5 N1 W1 N9 W4 S10 \$	

BUILDING DIMENSIONS	
BAS=[YR=2021;ORIG=0,0] W20 S10 W15 S60 E11 N10 E4 N11 E20 N49 \$	
FGR=[YR=2021;ORIG=-19,69] E19 N20 W20 S20 E1 \$	
FOP=[YR=2021;ORIG=-20,0] W15 S10 E15 N10 \$	
FOP=[YR=2021;ORIG=-24,70] E5 N1 W1 N9 W4 S10 \$	

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							