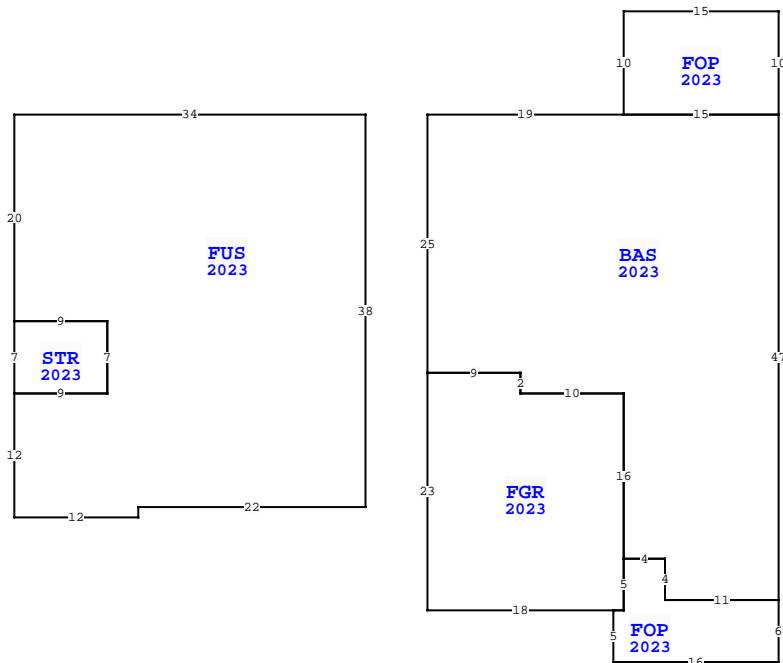


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,184	100	2023
FGR	417	55	2023
FOP	111	30	2023
FOP	150	30	2023
FUS	1,241	100	2023
STR	63	10	2023
TOTALS	3,166		

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% - 2024 Heated Area: 2425 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			312,433
TOTAL MARKET OB/XF VALUE			2,995
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			380,428
SOH/AGL Deduction			44,640
ASSESSED VALUE			335,788
TOTAL EXEMPTION VALUE	13		335,788
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			380,428
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2210118	CO		04/13/2023
22010118	NEW CONSTR	392,867	07/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/397	4/19/2023	WD	Q	I	01	420,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JONES NICHOLAS SEAN						
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
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2024

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FUS=[YR=2023;ORIG=0,0] E34 S38 W22 S1 W12 N12 E9 N7 W9 N20 \$	
BAS=[YR=2023;ORIG=40,0] E19 E15 S47 W11 N4 W4 N16 W10 N2 W9 N25 \$	
FGR=[YR=2023;ORIG=40,25] E9 S2 E10 S16 S5 W1 W18 N23 \$	
FOP=[YR=2023;ORIG=74,0] W15 N10 E15 S10 \$	
FOP=[YR=2023;ORIG=59,43] E4 S4 E11 S6 W16 N5 E1 N5 \$	
STR=[YR=2023;ORIG=0,20] E9 S7 W9 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	100		PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							