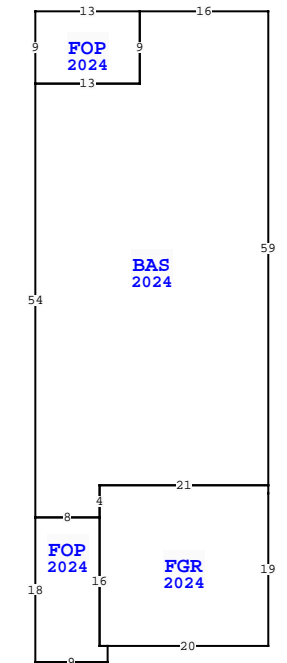


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
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
CO240005243	NEW SFR T-2309, H	265,471	05/01/2024
B230014404		265,471	11/08/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/701	5/31/2024	WD	Q	I	01	380,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BUNCH DAVID STANLEY						
2671/420	9/28/2023	SW	Q	V	05	384,100
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	0	0	592.00	SF	6.50	6.50	100	2025	2024		100	3,848	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=69,0] W16 S9 W13 S54 E8 N4 E21 N59 \$	
FGR=[YR=2024;ORIG=69,79] N19 N1 W21 S4 S16 E1 E20 \$	
FOP=[YR=2024;ORIG=48,63] W8 S18 E9 N2 W1 N16 \$	
POP=[YR=2024;ORIG=40,0] E13 S9 W13 N9 \$	

LAND DESCRIPTION		TOTAL OB/XF															3,848							
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	45.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							