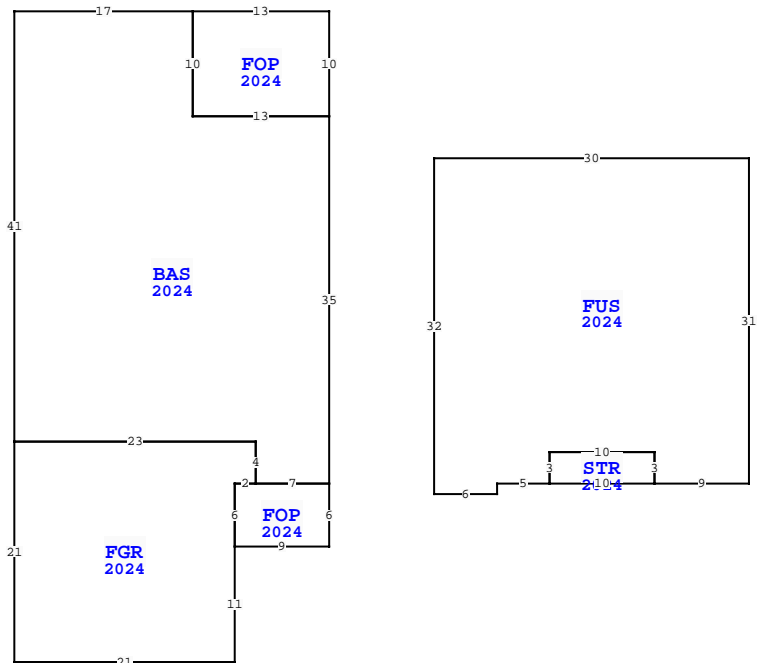


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		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	1,128	100	2024
FGR	449	55	2024
FOP	54	30	2024
FOP	130	30	2024
FUS	906	100	2024
STR	30	10	2024
TOTALS	2,697		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,339	117.5118	117.51	274,856	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2034 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		274,856	
TOTAL MARKET OB/XF VALUE		2,990	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		342,846	
SOH/AGL Deduction		16,991	
ASSESSED VALUE		325,855	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		275,133	
TOTAL JUST VALUE		342,846	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,672	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-02832	CO		10/04/2023
23002832	NEW CONSTR	341,925	03/02/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/1660	12/20/2023	QC	U	I	11	100
GRANTOR: HEATH KRISTIN SMITH						
GRANTEE: HEATHECHRISTIAN						
2676/798	10/24/2023	WD	Q	I	02	426,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HEATH KRISTIN SMITH						

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	0811	CONCRETE B	0	100	0	0		5.20	100	2024	2023		100	2,990	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=0,58] E23 S4 E7 N35 W13 N10 W17 S41 \$	
FUS=[YR=2024;ORIG=40,31] E30 S31 W9 N3 W10 S3 W5 S1 W6 N32 \$	
FGR=[YR=2024;ORIG=23,58] W23 S21 E21 N11 N6 E2 N4 \$	
FOP=[YR=2024;ORIG=17,27] E13 N10 W13 S10 \$	
FOP=[YR=2024;ORIG=21,62] S6 E9 N6 W7 W2 \$	
STR=[YR=2024;ORIG=61,59] W10 S3 E10 N3 \$	

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	000134	C	RES POND	100		PUD	55.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							