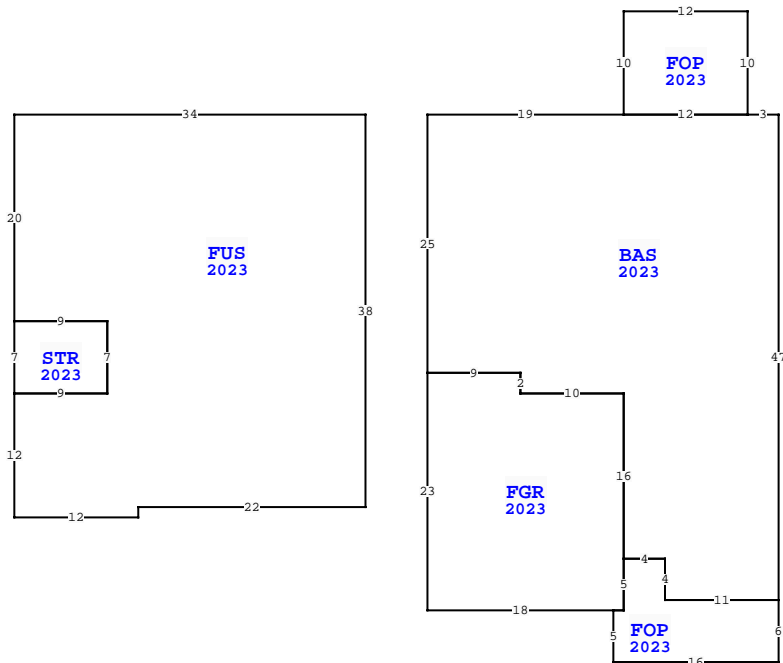


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	120	30	2023
FUS	1,241	100	2023
STR	63	10	2023
TOTALS	3,136		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		2,729	114.1056	114.11	311,406	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024											
Heated Area: 2425											
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			311,406
TOTAL MARKET OB/XF VALUE			3,411
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			379,817
SOH/AGL Deduction			19,510
ASSESSED VALUE			360,307
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			309,585
TOTAL JUST VALUE			379,817
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-02835	CO		09/25/2023
23002835	NEW CONSTR	398,931	03/02/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1351	9/26/2023	WD	Q	I	01	458,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BECK HUNTER & MORGAN						
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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	656.00	SF	5.20	5.20	100	2024	2023		100	3,411	

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

BUILDING NOTES									
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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 E12 E3 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=71,0] W12 N10 E12 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	000134	C	RES POND	100		PUD	62.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							