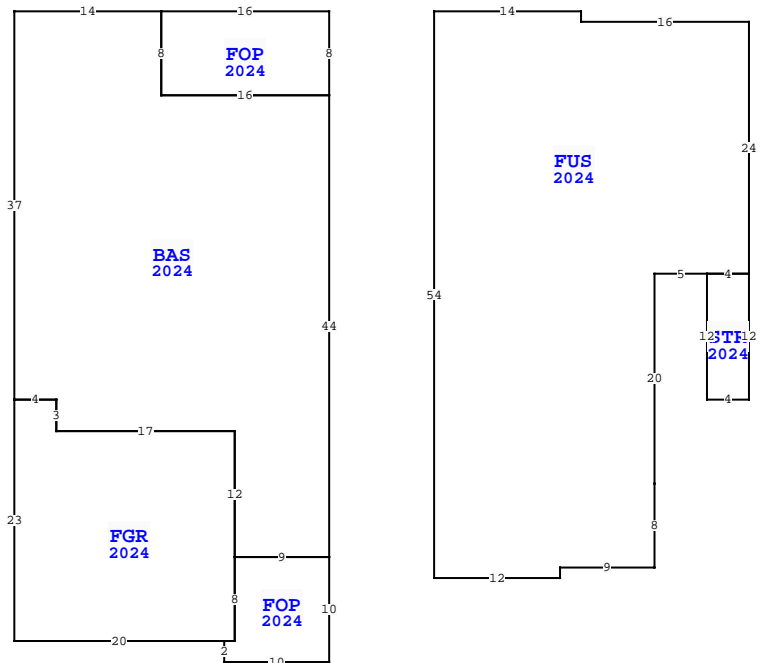


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	1,168	100	2024
FGR	432	55	2024
FOP	92	30	2024
FOP	128	30	2024
FUS	1,334	100	2024
STR	48	10	2024
TOTALS	3,202		

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%	- 2025								
					Heated Area: 2502	HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		323,574	
TOTAL MARKET OB/XF VALUE		3,874	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		392,448	
SOH/AGL Deduction		66,292	
ASSESSED VALUE		326,156	
TOTAL EXEMPTION VALUE	HX HB VX	55,722	
BASE TAXABLE VALUE		270,434	
TOTAL JUST VALUE		392,448	
NCON VALUE		327,448	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007731	NEW SFR T-3147, H	396,726	07/01/2024
B230016482		396,726	12/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/187	12/12/2024	WD	Q	I	02	455,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MAINSTER DAVID TYLE						
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0			6.50	100	2025	2024		100	3,874	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FUS=[YR=2024;ORIG=40,-10] E14 S1 E16 S24 W4 W5 S20 S8 W9 S1 W12 N54 \$	
BAS=[YR=2024;ORIG=0,-10] E14 S8 E16 S44 W9 N12 W17 N3 W4 N37 \$	
FGR=[YR=2024;ORIG=0,27] E4 S3 E17 S12 S8 W1 W20 N23 \$	
FOP=[YR=2024;ORIG=14,-2] E16 N8 W16 S8 \$	
FOP=[YR=2024;ORIG=21,42] E9 S10 W10 N2 E1 N8 \$	
STR=[YR=2024;ORIG=70,15] W4 S12 E4 N12 \$	

LAND DESCRIPTION		TOTAL OB/XF															3,874							
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	45.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							