

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,511	100
FGR	483	55
FOP	110	30
FOP	120	30
FUS	1,447	100
PTO	40	5
STR	45	10
TOTALS	3,756	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,299	108.6750	108.68	358,535	2016	2016	0	0	3.50	96.50

1 SINGLE FAM - 100% - 2021 Heated Area: 2958 HX Base Yr 2021

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	345,986	
TOTAL MARKET OB/XF VALUE	4,292	
TOTAL LAND VALUE - MARKET	60,000	
TOTAL MARKET VALUE	410,278	
SOH/AGL Deduction	77,234	
ASSESSED VALUE	333,044	
TOTAL EXEMPTION VALUE	50,722	
BASE TAXABLE VALUE	282,322	
TOTAL JUST VALUE	410,278	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	389,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531074	CO ISSUED	0	01/12/2016
B1531074	NEW CONSTR	358,884	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/1451	4/14/2020	WD Q	Q	I	01	329,900

GRANTOR: HARRIS ERIC KENNETH &
GRANTEE: BARKER DAVID KENNET
2023/1827 1/14/2016 WD Q I 01 229,500
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: HARRIS ERIC KENNETH

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	2016	2016	3	95	4,292	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/04/2025	MLU

BUILDING NOTES	
BAS=[YR=2016] W24 FOP=[YR=2016] N10 W12 PTO=[YR=2016] W4 S10 E4 N10\$ S10 E12 \$ W16 S43 FOP=[YR=2016] S5 E17 FGR=[YR=2016] S8 E23 N21 W23 S13\$ N10 W5 S5 W12\$ E12 N5 E5 N3 E23 N35\$ PTR=E20 FUS=[YR=2016] E23 STR=[YR=2016] E3 S15 W3 N15\$ S15 E3 N15 E14 S34W22 S4 W6 S5 W12 N43\$ W20\$.	

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							