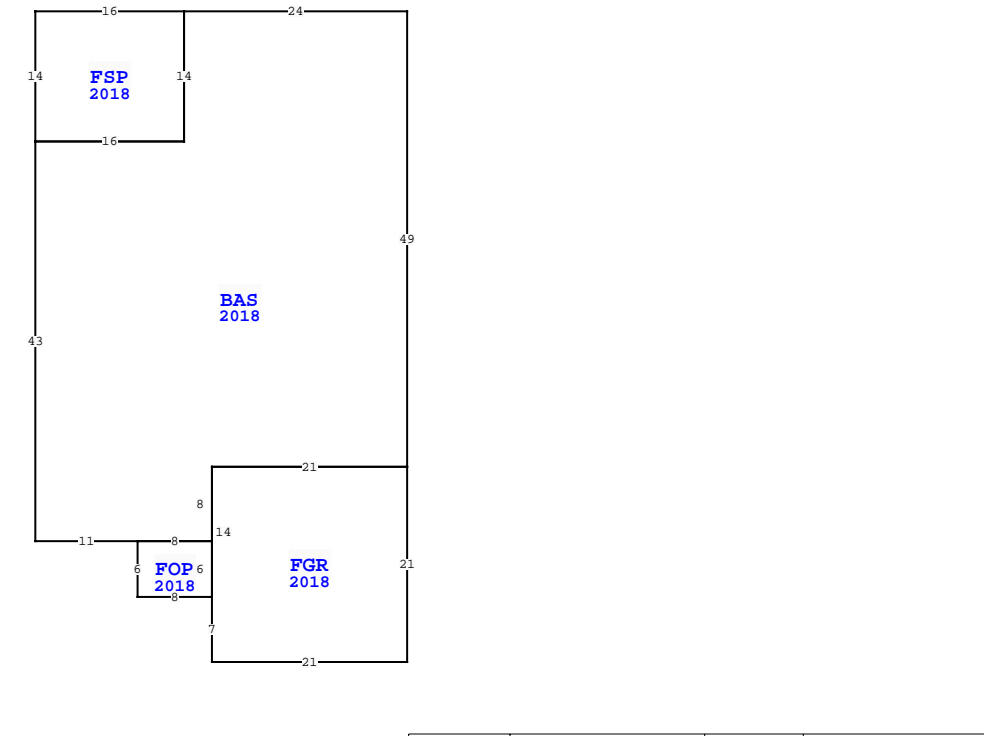


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,235	118.7466	118.75	265,406	2018	2018	0	0	0	2.55	97.45



Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 05				
NEIGHBORHOOD/LOC	5014.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	2018	1,888	218,483
FGR	441	55	2018	243	28,120
FOP	48	30	2018	14	1,621
FSP	224	40	2018	90	10,415
TOTALS	2,601			2,235	258,638

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	728.00	SF 6.50	100	2018	2018	3 97	4,590	

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

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	258,638			
TOTAL MARKET OB/XF VALUE	4,590			
TOTAL LAND VALUE - MARKET	55,000			
TOTAL MARKET VALUE	318,228			
SOH/AGL Deduction	85,601			
ASSESSED VALUE	232,627			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	181,905			
TOTAL JUST VALUE	318,228			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	306,551			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000839	CO ISSUED	0	06/14/2018
18000839	NEW CONSTR	247,719	02/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/0672	6/20/2018	WD Q	Q	I	01	265,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: AKINWANDE ADETOLA						
2174/1911	1/25/2018	WD Q	Q	V	05	270,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2018] W24 FSP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N21 W21 S14\$ N6 W8\$ E8 N8 E21 N49\$.												

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	55,000.00	55,000.00	55,000								