

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	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		2.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	939	100	2018
FGR	462	55	2018
FOP	48	30	2018
FOP	120	30	2018
FUS	904	100	2018
PTO	180	5	2018
STR	64	10	2018
TOTALS	2,717		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,162	121.9365	121.94	263,634	2018	2018	0	0	2.50	97.50

1 SINGLE FAM - 0% - 0 Heated Area: 1843 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			257,043
TOTAL MARKET OB/XF VALUE			3,122
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			345,165
SOH/AGL Deduction			0
ASSESSED VALUE			345,165
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			345,165
TOTAL JUST VALUE			345,165
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007475	CO ISSUED	0	07/24/2018
B1802628	NEW CONSTR	244,708	03/13/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1798	12/13/2021	WD	Q	I	01	369,900

GRANTOR: HUFFMAN LINDSAY & STE
GRANTEE: AMERICAN HOMES 4 RE
2217/1614 8/09/2018 WD Q I 02 240,000
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: HUFFMAN LINDSAY & S

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	0	0	619.00	SF	5.20	5.20	100	2018	2018	3	97	3,122	

BLD DATE		03/30/2023	NW	LGL DATE	04/23/2025	MLU
----------	--	------------	----	----------	------------	-----

BUILDING NOTES	
PTO=[YR=2018] W18 FOP=[YR=2018] W12 S10 BAS=[YR=2018] S25 FGR=[YR=2018] S28 E21 N15 FOP=[YR=2018] E8 N6 W8 S6\$ N6 W18 N7 W3\$ E3 S7 E27 N32 W30\$ E12 N10\$ S10 E18 N10\$ PTR=E20 FUS=[YR=2018] E30 S16 STR=[YR=2018] S10 W4 N6 W6 N4 E10\$ W10 S4 E6 S6 E4 S6 W11 S1 W8 N1 W11 N32\$ W20\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,122							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							