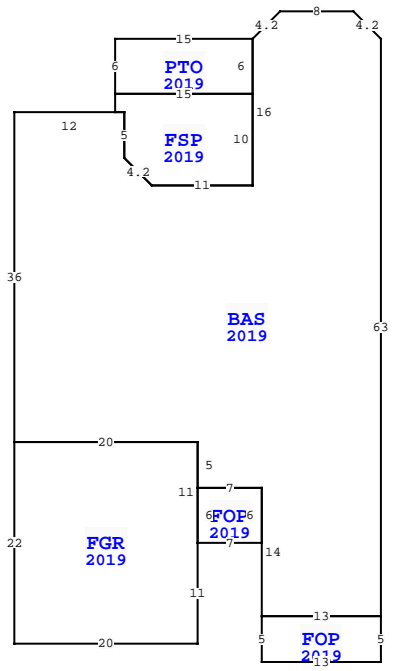


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		1.	100
Units		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	1,760	100	2019
FGR	440	55	2019
FOP	42	30	2019
FOP	65	30	2019
FSP	138	40	2019
PTO	90	5	2019
TOTALS	2,535		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,094	121.5249	121.52	254,463	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2020 Heated Area: 1760 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			249,374
TOTAL MARKET OB/XF VALUE			6,186
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			340,560
SOH/AGL Deduction			107,081
ASSESSED VALUE			233,479
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			182,757
TOTAL JUST VALUE			340,560
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811819	CO ISSUED	0	03/25/2019
18011819	NEW CONSTR	238,624	12/03/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2320/0056	11/15/2019	WD Q	Q	I	01	242,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STUART COURTNEY A &						
2222/1757	9/11/2018	WD Q	Q	V	05	240,000
GRANTOR: NASSAU CONCOURSE 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	748.00	SF	5.20	5.20	100	2019	2019	3	97	3,773	
2	0476	VF 6 SBPL	0	100	45	70.00	LF	32.00	32.00	100	2020	2020	3	95	2,128	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

BUILDING NOTES			
BLD DATE 03/30/2023 NW LGL DATE 04/23/2025 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS	
BAS=[YR=2019] U3 L3 W8 L3 D3 PTO=[YR=2019] W15 S6	
FSP=[YR=2019] S2 E1 S5 D3 R3 E11 N10 W15\$ E15 N6 \$ S16 W11	
L3 U3 N5 W12 S36 FGR=[YR=2019] S22 E20 N11 FOP=[YR=2019]	
E7 N6 W7 S6\$ N11 W20\$ E20 S5 E7 S14 FOP=[YR=2019] S5 E13 N5	
W13\$ E13 N63\$.	

LAND DESCRIPTION																								
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	85,000.00	85,000.00	85,000							