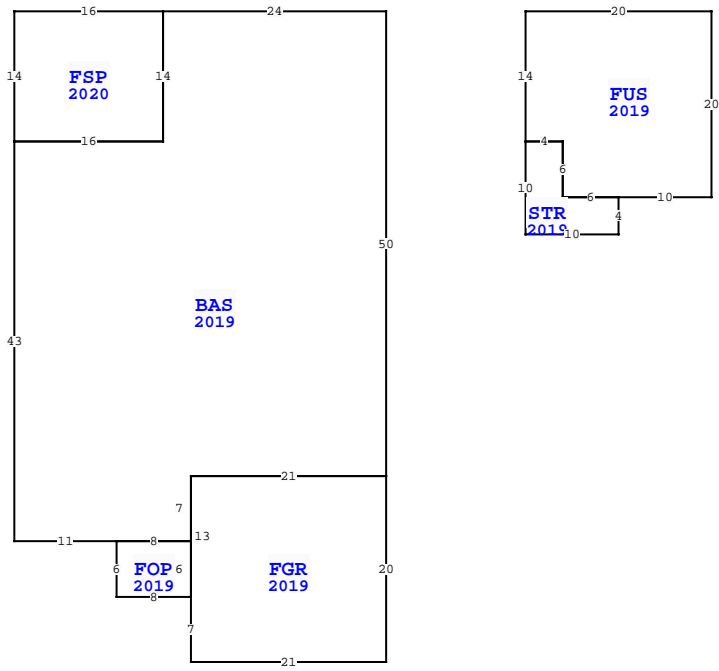




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,626	119.4480	119.45	313,676	2019	2019	0	0	0	2.00	98.00		

1 SINGLE FAM - 0% - 0 Heated Area: 2285 HX Base Yr



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2019	1,909	223,469
FGR	420	55	2019	231	27,041
FOP	48	30	2019	14	1,639
FSP	224	40	2020	90	10,536
FUS	376	100	2019	376	44,015
STR	64	10	2019	6	703
TOTALS	3,041			2,626	307,402

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	307,402			
TOTAL MARKET OB/XF VALUE	3,435			
TOTAL LAND VALUE - MARKET	85,000			
TOTAL MARKET VALUE	395,837			
SOH/AGL Deduction	15,875			
ASSESSED VALUE	379,962			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	379,962			
TOTAL JUST VALUE	395,837			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	371,998			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901175	CO ISSUED	0	06/17/2019
19001175	NEW CONSTR	303,569	02/06/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2287/0381	6/20/2019	WD Q	Q	I	01	272,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WILSON TERRYLYNN F						
2236/0113	11/06/2018	WD Q	Q	V	05	180,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BLD DATE		03/30/2023	NW	LGL DATE	04/23/2025	MLU
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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	0	0	84.00	SF	6.50	6.50	100	2019	2019	3	97	530	
2	0811	CONCRETE B	0	0	0	576.00	SF	5.20	5.20	100	2019	2019	3	97	2,905	

BUILDING NOTES	
BAS=[YR=2019] W24 FSP=[YR=2020] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2019] S6 E8 FGR=[YR=2019] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR= E15 FUS=[YR=2019] E20 S20 W10 STR=[YR=2019] S4 W10 N10 E4 S6 E6\$ W6 N6 W4 N14\$ W15\$.	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							