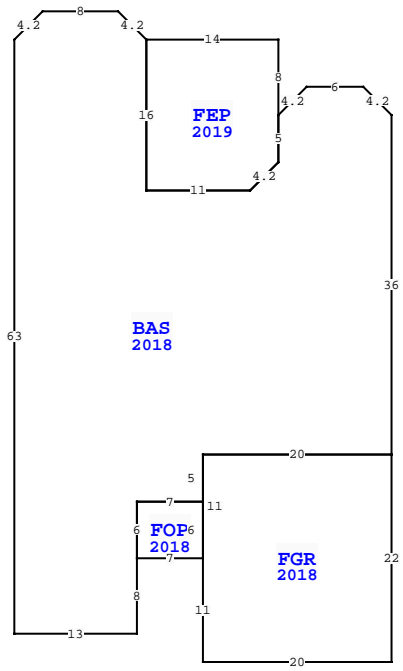


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		0	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	1,787	100	2018
FEP	220	80	2019
FGR	440	55	2018
FOP	42	30	2018
TOTALS	2,489		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,218	123.5829	123.58	274,100	2018	2018	0	0	2.55	97.45
1 SINGLE FAM - 100% - 2019 Heated Area: 1787 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			267,110
TOTAL MARKET OB/XF VALUE			3,112
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			355,222
SOH/AGL Deduction			177,202
ASSESSED VALUE			178,020
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			127,298
TOTAL JUST VALUE			355,222
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			333,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908988	FSP TO FEP	14,916	11/01/2019
C1708200	CO ISSUED	0	03/16/2018
B1708200	NEW CONSTR	228,051	09/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/1438	3/16/2018	WD Q	Q	I	01	233,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KREGER ROBERT W & J						
2134/1884	7/20/2017	WD Q	Q	V	05	220,000
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	617.00	SF	5.20	5.20	100	2018	2018	3	97	3,112	

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

BUILDING DIMENSIONS														
BAS=[YR=2018] U3 L3 W6 D3 L3 FEP=[YR=2019] N8 W14 S16 E11 U3 R3 N5\$ S5 D3 L3 W11 N16 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N22 W20 S11 \$ N6 W7 S6\$ N6 E7 N5 E20 N36\$.														

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	85,000.00	85,000.00	85,000							