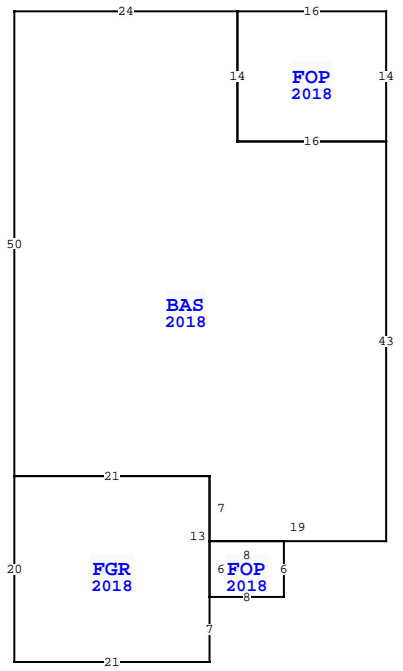


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	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	1,909	100	2018
FGR	420	55	2018
FOP	48	30	2018
FOP	224	30	2018
TOTALS	2,601		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,221	117.8205	117.82	261,678	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2025 Heated Area: 1909 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			255,136
TOTAL MARKET OB/XF VALUE			54,800
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			394,936
SOH/AGL Deduction			0
ASSESSED VALUE			394,936
TOTAL EXEMPTION VALUE	13		394,936
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			394,936
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			375,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008875	SCRN ENCLSR	26,768	08/29/2018
B1804856	SWIM POOL	41,000	07/01/2018
18005126	CO ISSUED	0	05/21/2018
B1710972	NEW CONSTR	247,719	12/11/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2200/1421	5/24/2018	WD Q	Q	I	01	265,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FLYNN STEPHEN G & J						
2155/0761	10/26/2017	WD Q	Q	V	05	385,000
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	0810	CONCRETE A	0	100	0	0	438.00	SF	6.50	6.50	100	2018	2018	3	97	2,762	
2	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00	85.00	100	2018	2018	3	84	24,990	
3	0855	CONC PAVER	0	100	0	0	790.00	SF	10.00	10.00	100	2018	2018	3	97	7,663	
4	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2018	2018	3	92	3,180	
5	0475	VF 4 SBPL	0	100	0	0	50.00	LF	14.00	14.00	100	2018	2018	3	92	644	
6	0911	SCRN RM A	0	100	0	0	1,140.00	SF	17.50	17.50	100	2018	2018	3	78	15,561	
TOTALS															54,800		

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							