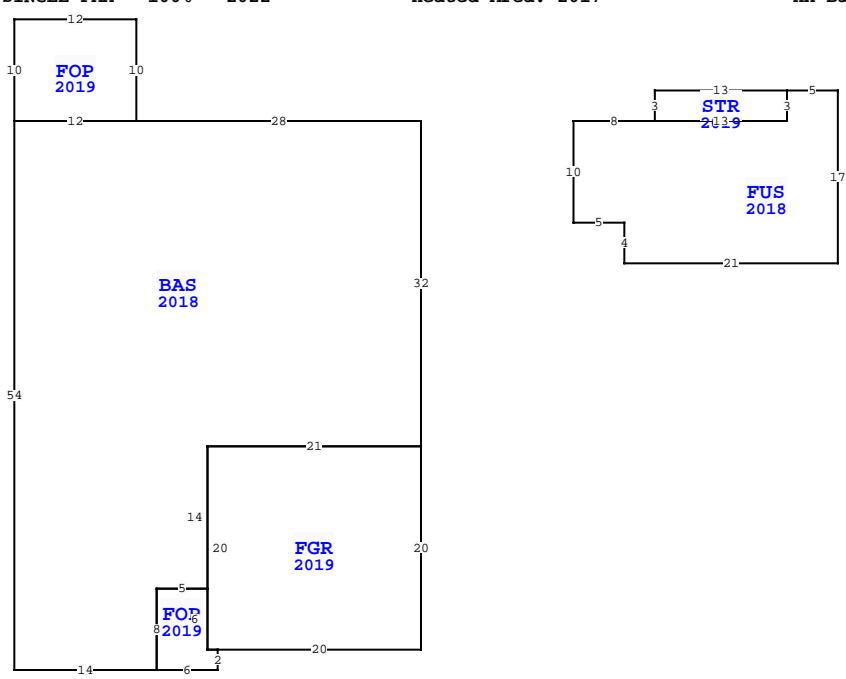




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	1,658	100	2018
FGR	420	55	2019
FOP	42	30	2019
FOP	120	30	2019
FUS	359	100	2018
STR	39	10	2019
TOTALS	2,638		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,301	119.5698	119.57	275,131	2019	2019	0	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 2017 HX Base Yr 2022													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			269,628
TOTAL MARKET OB/XF VALUE			5,818
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			360,446
SOH/AGL Deduction			42,984
ASSESSED VALUE			317,462
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			266,740
TOTAL JUST VALUE			360,446
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			338,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902890	CO ISSUED	0	09/16/2019
B1902890	NEW CONSTR	271,390	03/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2337/0410	1/31/2020	WD Q	Q	I	01	286,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SPARKMAN ANDREW WAD						
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	0810	CONCRETE A	0	100	6	3			18.00	SF	6.50	6.50	100	2019	2019	3	97	113	
2	0810	CONCRETE A	0	100	0	0			498.00	SF	6.50	6.50	100	2019	2019	3	97	3,140	
3	0476	VF 6 SBPL	0	100	0	0			75.00	LF	32.00	32.00	100	2020	2020	3	95	2,280	
4	0470	VNYL GATE	0	100	0	0			1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

BLD DATE		03/30/2023	NW	LGL DATE	
XF DATE				LAND DATE	04/23/2025
INC DATE				AG DATE	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2018] W28 FOP=[YR=2019] N10 W12 S10 E12\$ W12 S54 E14 FOP=[YR=2019] E6 N2 FGR=[YR=2019] E20 N20 W21 S20 E1\$ W1 N6 W5 S8\$ N8 E5 N14 E21 N32\$ PTR= E15 FUS=[YR=2018] E8 STR=[YR=2019] N3 E13 S3 W13\$ E13 N3 E5 S17 W21 N4 W5 N10\$ 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000									