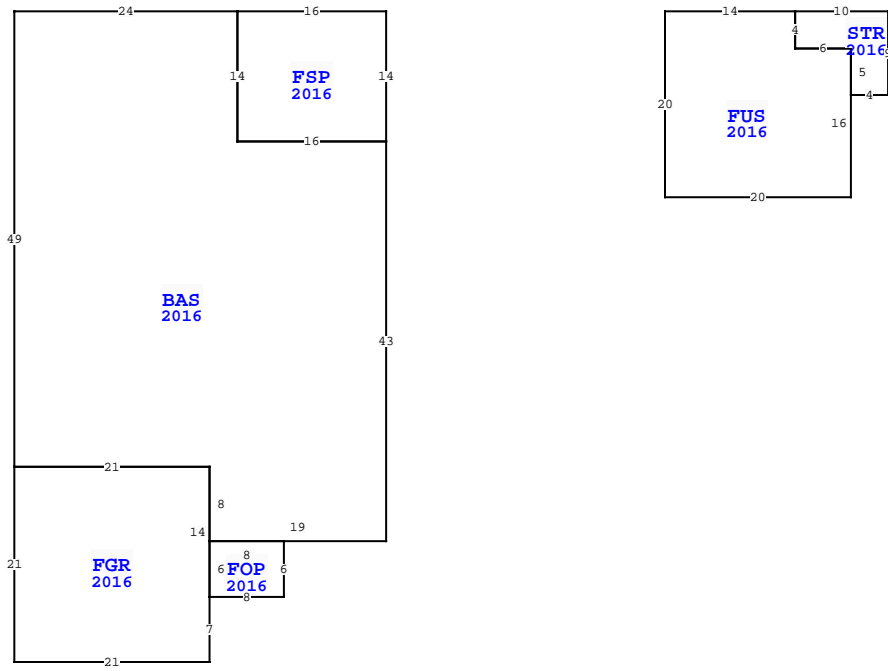


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,888	100	2016
FGR	441	55	2016
FOP	48	30	2016
FSP	224	40	2016
FUS	376	100	2016
STR	60	10	2016
TOTALS	3,037		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,617	120.0528	120.05	314,171	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2017										Heated Area: 2264	HX Base Yr 2017



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			303,175
TOTAL MARKET OB/XF VALUE			3,023
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			391,198
SOH/AGL Deduction			153,828
ASSESSED VALUE			237,370
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			186,648
TOTAL JUST VALUE			391,198
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			367,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631979	NEW CONSTR	283,274	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2074/0255	9/23/2016	WD Q	Q	I	01	253,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PUGH LARRY D JR & S						
2038/0349	4/01/2016	WD Q	Q	V	05	400,000
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	612.00	SF	5.20	5.20	100	2016	2016	3	95	3,023	

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

BUILDING DIMENSIONS									
FSP=[YR=2016] W16 BAS=[YR=2016] W24 S49 FGR=[YR=2016] S21 E21 N7 FOP=[YR=2016] E8 N6 W8 S6 \$ N14 W21 \$ E21 S8 E19 N43 W16 N14 \$ S14 E16 N14 \$ PTR= E30 FUS=[YR=2016] E14 STR=[YR=2016] E10 S9 W4 N5 W6 N4 \$ S4 E6 S16 W20 N20 \$ W30 \$.									

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							