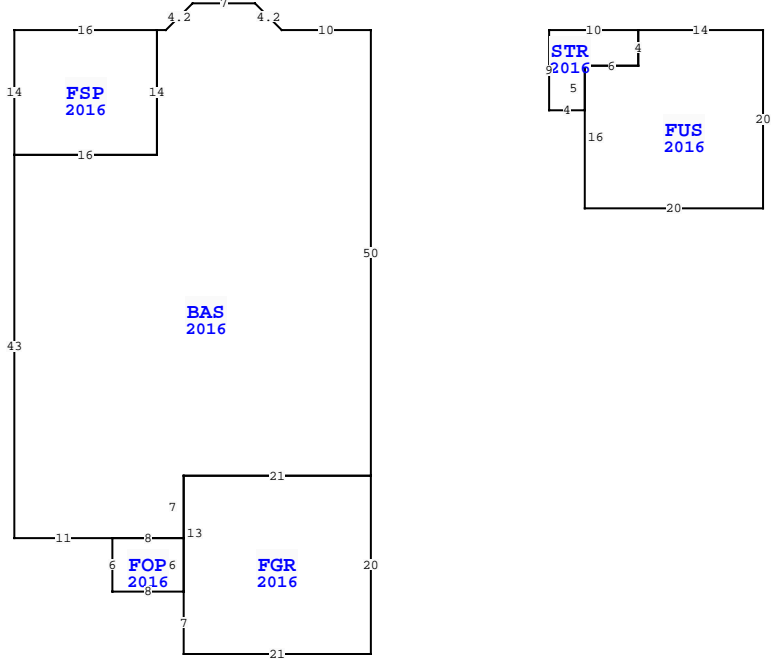


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	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	1,939	100	2016
FGR	420	55	2016
FOP	48	30	2016
FSP	224	40	2016
FUS	376	100	2016
STR	60	10	2016
TOTALS	3,067		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,656	113.4000	113.40	301,190	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2017 Heated Area: 2315 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			290,648
TOTAL MARKET OB/XF VALUE			7,982
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			383,630
SOH/AGL Deduction			134,814
ASSESSED VALUE			248,816
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			198,094
TOTAL JUST VALUE			383,630
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			360,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632800	CO ISSUED	0	12/06/2016
B1632800	NEW CONSTR	286,722	08/05/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2088/0373	12/07/2016	WD Q	Q	I	01	285,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: EDWARDS THOMAS C &						
2062/1494	7/28/2016	WD Q	Q	V	05	500,000
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
1	0811	CONCRETE B	0	100	0	606.00	SF	5.20	5.20	100	2016
2	0810	CONCRETE A	0	100	0	45.00	SF	6.50	6.50	100	2016
3	0476	VF 6 SBPL	0	100	0	156.00	LF	32.00	32.00	100	2016
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2016

TOTAL OB/XF												7,982			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
BAS=[YR=2016] W10 U3 L3 W7 D3 L3 W1 FSP=[YR=2016] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2016] S6 E8 FGR=[YR=2016] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR=E20 STR=[YR=2016] E10 FUS=[YR=2016] E14 S20 W20 N16 E6 N4\$ S4 W6 S5 W4 N9\$ W20\$.											

LAND DESCRIPTION												TOTAL OB/XF				7,982			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00								