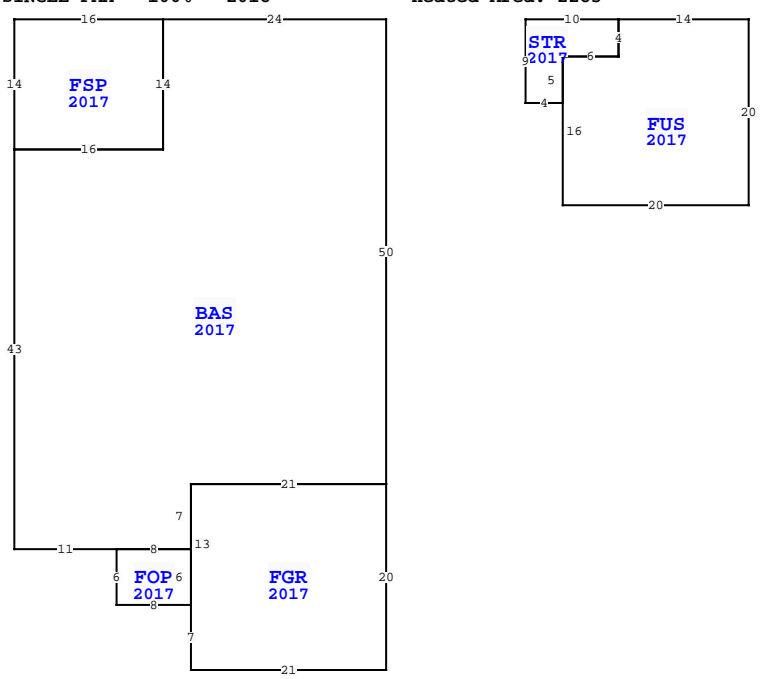


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,909	100	2017
FGR	420	55	2017
FOP	48	30	2017
FSP	224	40	2017
FUS	376	100	2017
STR	60	10	2017
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	2,626	117.4320	117.43	308,371	2017	2017	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2018 Heated Area: 2285 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			297,578
TOTAL MARKET OB/XF VALUE			9,050
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			391,628
SOH/AGL Deduction			197,779
ASSESSED VALUE			193,849
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			143,127
TOTAL JUST VALUE			391,628
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702333	CO ISSUED	0	09/26/2017
B1702333	NEW CONSTR	286,236	03/22/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2150/1629	10/05/2017	WD Q	Q	I	02	265,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SOUCY KATHIE RICHAR						
2077/1943	10/11/2016	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
1	0811	CONCRETE B	0	100	0	664.00	SF	5.20	5.20	100	2017
2	0810	CONCRETE A	0	100	0	45.00	SF	6.50	6.50	100	2017
3	0476	VF 6 SBPL	0	100	0	180.00	LF	32.00	32.00	100	2017
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2017

TOTAL OB/XF												9,050			
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=2017] W24 FSP=[YR=2017] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR=E15 STR=[YR=2017] E10 FUS=[YR=2017] E14 S20 W20 N16 E6 N4\$ S4 W6 S5 W4 N9\$ W15\$.											

BUILDING DIMENSIONS											
BAS=[YR=2017] W24 FSP=[YR=2017] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR=E15 STR=[YR=2017] E10 FUS=[YR=2017] E14 S20 W20 N16 E6 N4\$ S4 W6 S5 W4 N9\$ W15\$.											

LAND DESCRIPTION												TOTAL OB/XF				9,050			
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								