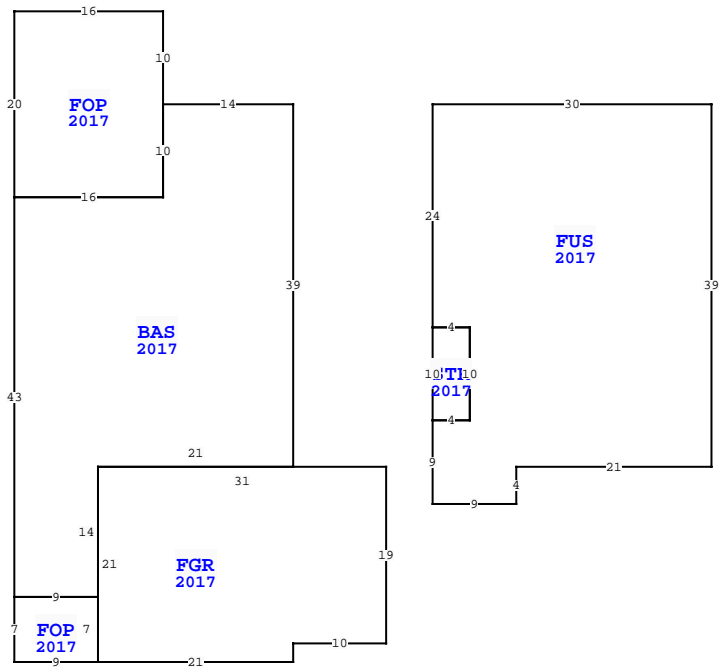


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 50	
Interior Floo	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 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	1,136	100	2017
FGR	631	55	2017
FOP	63	30	2017
FOP	320	30	2017
FUS	1,166	100	2017
STR	40	10	2017
TOTALS	3,356		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,768	115.4160	115.42	319,483	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2019										Heated Area: 2302	
										HX Base Yr 2019	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			309,899
TOTAL MARKET OB/XF VALUE			10,989
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			405,888
SOH/AGL Deduction			134,028
ASSESSED VALUE			271,860
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			221,138
TOTAL JUST VALUE			405,888
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			382,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005422	CO ISSUED	0	05/30/2018
B1633049	NEW CONSTR	296,492	09/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2199/1349	5/30/2018	WD Q	Q	I	01	279,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KITTRELL WILLIAM W						
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	856.00	UT	5.20	5.20	100	2017	2017	3	96	4,273	
2	0810	CONCRETE A	0	100	0	36.00	SF	6.50	6.50	100	2017	2017	3	96	225	
3	0476	VF 6 SBPL	0	100	0	216.00	LF	32.00	32.00	100	2017	2017	3	90	6,221	
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

BLD DATE		03/30/2023	NW	LGL DATE	04/23/2025	MLU
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BLD DATE		03/30/2023	NW	LGL DATE	04/23/2025	MLU
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LAND DESCRIPTION										TOTAL OB/XF										10,989				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							