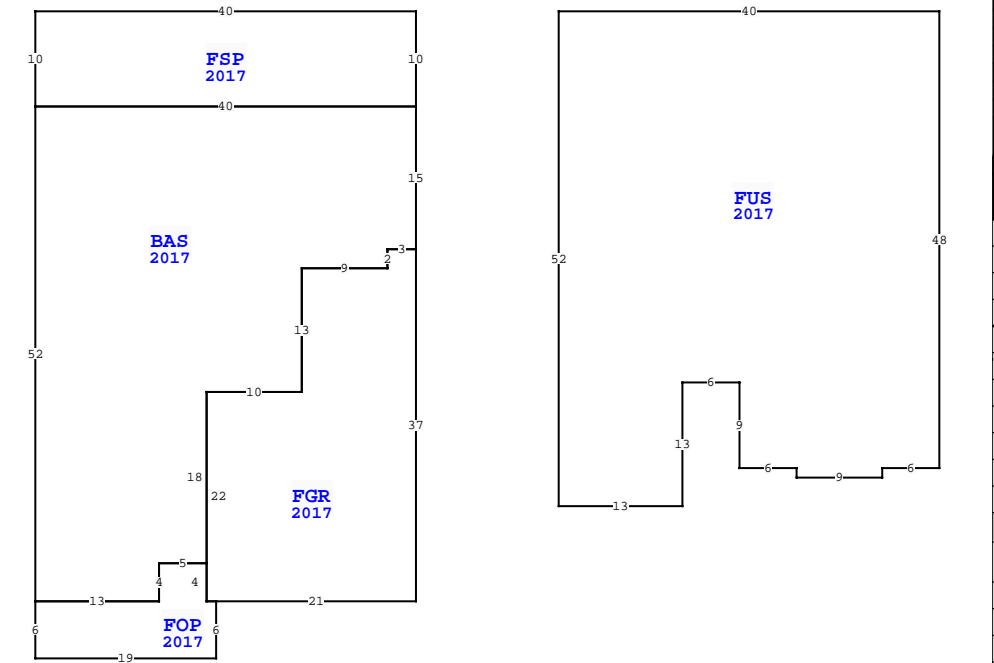


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	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	1,414	100	2017
FGR	646	55	2017
FOP	134	30	2017
FSP	400	40	2017
FUS	1,927	100	2017
TOTALS	4,521		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,896	109.1475	109.15	425,248	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2019 Heated Area: 3341 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			412,491
TOTAL MARKET OB/XF VALUE			4,199
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			501,690
SOH/AGL Deduction			154,272
ASSESSED VALUE			347,418
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			296,696
TOTAL JUST VALUE			501,690
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			473,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632926	CO ISSUED	0	09/18/2017
B1632926	NEW CONSTR	416,644	08/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2147/0217	9/18/2017	WD Q	Q	I	01	318,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LEIBY JOHN PAUL JR						
2062/1494	7/28/2016	WD 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	796.00	SF	5.20	5.20	100	2017
2	0810	CONCRETE A	0	100	0	36.00	SF	6.50	6.50	100	2017

TOTAL OB/XF												4,199			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU									
03/30/2023			NW	04/23/2025											

BUILDING NOTES											
FUS=[YR=2017;ORIG=15,0] E40 S48 W6 S1 W9 N1 W6 N9 W6 S13 W13 N52 \$											
BAS=[YR=2017;ORIG=-40,10] S52 E13 N4 E5 N18 E10 N13 E9 N2 E3 N15 W40 \$											
FGR=[YR=2017;ORIG=-21,62] E21 N37 W3 S2 W9 S13 W10 S22 E1 \$											
FOP=[YR=2017;ORIG=0,0] W40 S10 E40 N10 \$											
FOP=[YR=2017;ORIG=-40,62] S6 E19 N6 W1 N4 W5 S4 W13 \$											
PTR=[ORIG=0,0] E15 W15 \$											

BUILDING DIMENSIONS											
FUS=[YR=2017;ORIG=15,0] E40 S48 W6 S1 W9 N1 W6 N9 W6 S13 W13 N52 \$											
BAS=[YR=2017;ORIG=-40,10] S52 E13 N4 E5 N18 E10 N13 E9 N2 E3 N15 W40 \$											
FGR=[YR=2017;ORIG=-21,62] E21 N37 W3 S2 W9 S13 W10 S22 E1 \$											
FOP=[YR=2017;ORIG=0,0] W40 S10 E40 N10 \$											
FOP=[YR=2017;ORIG=-40,62] S6 E19 N6 W1 N4 W5 S4 W13 \$											
PTR=[ORIG=0,0] E15 W15 \$											

LAND DESCRIPTION												TOTAL OB/XF												4,199			
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										