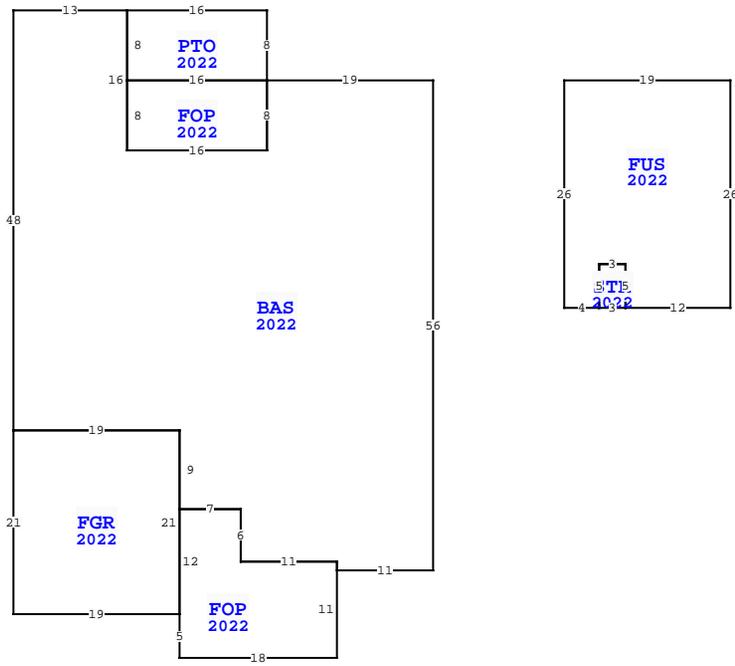


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,116	115.7268	115.73	360,615	2022	2022	0	0	0.50	99.50		
1 SINGLE FAM - 100% - 2025 Heated Area: 2779 HX Base Yr													



Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4067.200				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100	2022	2,300	264,848
FGR	399	55	2022	219	25,218
FOP	128	30	2022	38	4,376
FOP	240	30	2022	72	8,291
FUS	479	100	2022	479	55,158
PTO	128	5	2022	6	691
STR	15	10	2022	2	230
TOTALS	3,689			3,116	358,812

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				358,812
TOTAL MARKET OB/XF VALUE				3,923
TOTAL LAND VALUE - MARKET				85,000
TOTAL MARKET VALUE				447,735
SOH/AGL Deduction				0
ASSESSED VALUE				447,735
TOTAL EXEMPTION VALUE	13			447,735
BASE TAXABLE VALUE				0
TOTAL JUST VALUE				447,735
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				421,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240013029	ADDING SCREEN ENC	13,000	11/19/2024
SP240010782	INGROUND SWIMMING	85,000	09/19/2024
22003256	CO ISSUED	0	11/01/2022
22007181	NEW CONSTR	452,015	05/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/0644	11/29/2022	WD	Q	I	01	532,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SHORTER ALISON A &						
2556/1000	4/18/2022	WD	U	I	30	1,100,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES														BLD DATE		LGL DATE			
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	BLD DATE	LGL DATE	
1	0810	CONCRETE A	0	100	20	3			3.25	3.25	100	2020	2020	3	98	191		04/23/2025	MLU
2	0812	CONCRETE C	0	100	56	34			2.00	2.00	100	2020	2020	3	98	3,732			

BUILDING NOTES				

BUILDING DIMENSIONS				
BAS=[YR=2022] W19 PTO=[YR=2022] N8W16S8 FOP=[YR=2022] S8E16N8W16\$ E16\$ S8 W16 N16 W13 S48 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S5 E18 N11 W11 N6 W7 S12\$ N21 W19\$ E19 S9 E7 S6 E11 S1 E11 N56\$ PTR=E15 FUS=[YR=2022] E19 S26 W12 STR=[YR=2022] W3 N5 E3 S5\$ N5 W3 S5 W4 N26\$ W15 \$.				

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	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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							