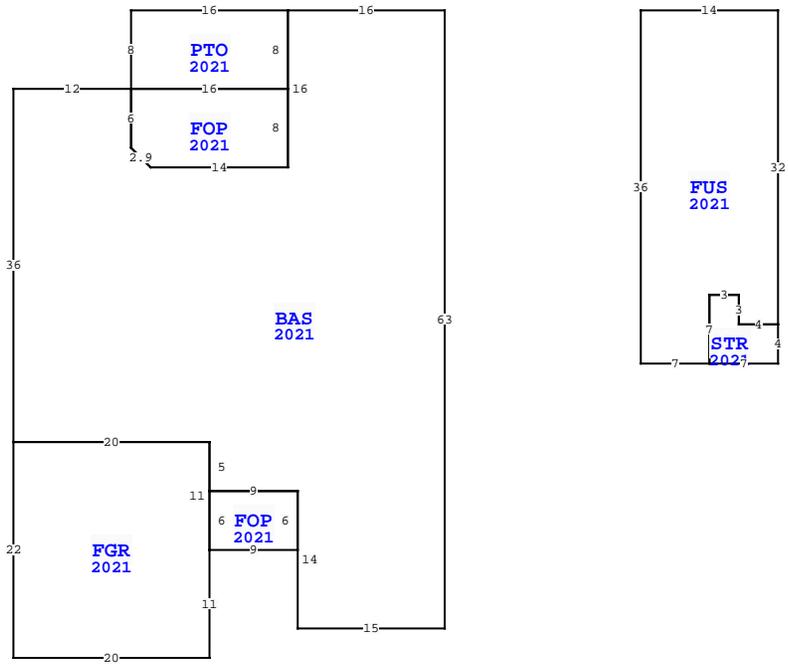




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	99	N/A	100
Heating Type		N/A	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		0	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	4067.200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,916	100	2021
FGR	440	55	2021
FOP	54	30	2021
FOP	126	30	2021
FUS	467	100	2021
PTO	128	5	2021
STR	37	10	2021
TOTALS	3,168		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022								
Heated Area: 2383					HX Base Yr 2022						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			265,652
TOTAL MARKET OB/XF VALUE			3,712
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			354,364
SOH/AGL Deduction			136,019
ASSESSED VALUE			218,345
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			167,623
TOTAL JUST VALUE			354,364
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			332,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106865	NEW CONSTR	0	05/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/1985	10/29/2021	WD	Q	I	02	433,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SUMNER JERRY H & MA						
2463/1157	5/20/2021	WD	U	V	30	496,000
GRANTOR: DFC AMELIA CONCOURSE						
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	0			721.00	SF	5.20				5.20	3,712

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025
INC DATE			AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W16 PTO=[YR=2021] W16 S8 FOP=[YR=2021] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W12 S36 FGR=[YR=2021] S22 E20 N11 FOP=[YR=2021] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63\$ PTR=E20 FUS=[YR=2021] E14 S32 STR=[YR=2021] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W20\$.	

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							