



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 Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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	1,909	100	2021
FGR	420	55	2021
FOP	48	30	2021
FOP	224	30	2021
FUS	376	100	2021
STR	56	10	2012
TOTALS	3,033		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,603	108.8640	108.86	283,363	2021	2021	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2022 Heated Area: 2285 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			280,529
TOTAL MARKET OB/XF VALUE			3,619
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			369,148
SOH/AGL Deduction			44,276
ASSESSED VALUE			324,872
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			274,150
TOTAL JUST VALUE			369,148
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107926	CO ISSUED	0	12/09/2021
B2107926	NEW CONSTR	328,049	06/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/0904	12/08/2021	WD Q	Q	I	01	425,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CALENTINE DAVID LEE						
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	703.00	SF	5.20	5.20	100	2021	2021	3	99	3,619	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2021] W16 BAS=[YR=2021] W24 S50 FGR=[YR=2021] S20 E21 N7 FOP=[YR=2021] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$ PTR= E20 FUS=[YR=2021] E14 STR=[YR=2012] E10 S8 W4 N4 W6 N4\$ S4 E6 S16 W20 N20 \$ 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	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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							