



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	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		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	4067.200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,916	100	2022
FGR	440	55	2022
FOP	54	30	2022
FOP	126	30	2022
FUS	467	100	2022
PTO	128	5	2022
STR	37	10	2022
TOTALS	3,168		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,689	118.7424	118.74	319,292	2022	2022	0	0	0.50	99.50

1 SINGLE FAM - 0% - 2023 Heated Area: 2383 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		317,696	
TOTAL MARKET OB/XF VALUE		5,846	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		408,542	
SOH/AGL Deduction		0	
ASSESSED VALUE		408,542	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		408,542	
TOTAL JUST VALUE		408,542	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		384,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018267	ADDITION	6,140	12/12/2022
21016242	NEW CONSTR	389,164	11/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/0288	7/08/2022	WD	Q	I	02	472,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DOODLE LAND LLC						
2521/1610	12/14/2021	WD	U	V	30	400,000
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	0	0	0	656.00	SF	5.20	5.20	100	2022	2022	3	99	3,377	
2	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	100	2022	2022	3	99	386	
3	0911	SCRN RM A	0	0	8	16	128.00	SF	17.50	17.50	100	2022	2022	3	93	2,083	

BLD DATE		03/03/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES	
BAS=[YR=2022] W16 PTO=[YR=2022] W16 S8 FOP=[YR=2022] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W12 S36 FGR=[YR=2022] S22 E20 N11 FOP=[YR=2022] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63\$ PTR=E15 FUS=[YR=2022] E14 S32 STR=[YR=2022] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF															5,846							
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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							