

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	13	LVT/LAMNT	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	2,550	100	2020
FGR	622	55	2020
FOP	65	30	2020
FSP	208	40	2020
TOTALS	3,445		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,995	116.9595	116.96	350,295	2020	2020	0	0	1.50	98.50

1 SINGLE FAM - 100% - 2023 Heated Area: 2550 HX Base Yr 2023

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			345,041
TOTAL MARKET OB/XF VALUE			17,875
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			447,916
SOH/AGL Deduction			18,020
ASSESSED VALUE			429,896
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			379,174
TOTAL JUST VALUE			447,916
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			422,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006200	CO ISSUED	0	11/23/2020
B2006200	NEW CONSTR	349,213	07/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/0827	12/10/2021	WD	Q	I	01	509,000

GRANTOR: MCFARLANE KRISTEN W
GRANTEE: CALLAHAN KATHLEEN B
2412/0258 11/20/2020 WD Q I 01 387,700
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: MCFARLANE KRISTEN W

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0810	CONCRETE A	0	100	8	24.00	SF	6.50	6.50	100	2020	2020	3	98	153	
3	0810	CONCRETE A	0	100	0	875.00	SF	6.50	6.50	100	2020	2020	3	98	5,574	
4	0476	VF 6 SBPL	0	100	0	245.00	LF	32.00	32.00	100	2020	2020	3	95	7,448	
5	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
6	0479	VF PICKET	0	100	0	70.00	LF	10.00	10.00	100	2020	2020	3	95	665	
7	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

LAND DESCRIPTION																								
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							