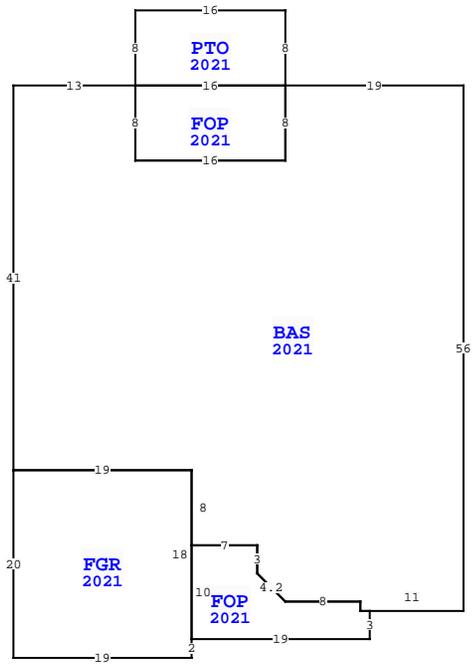




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		2	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	2,211	100	2021
FGR	380	55	2021
FOP	122	30	2021
FOP	128	30	2021
PTO	128	5	2021
TOTALS	2,969		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 0									Heated Area: 2211 HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			273,052
TOTAL MARKET OB/XF VALUE			3,568
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			361,620
SOH/AGL Deduction			0
ASSESSED VALUE			361,620
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			361,620
TOTAL JUST VALUE			361,620
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009876	CO ISSUED	0	02/26/2021
B2009876	NEW CONSTR	295,514	10/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2440/0991	2/26/2021	WD Q	Q	I	01	295,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BARLOW WILLIAM H II						
2421/1820	12/30/2020	WD U	V	V	30	210,000
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	693.00	SF	5.20	5.20	100	2021	2021	3	99	3,568	

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

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2021] W19 PTO=[YR=2021] N8 W16 S8 E16\$ FOP=[YR=2021] W16 S8 E16 N8\$ S8 W16 N8 W13 S41 FGR=[YR=2021] S20 E19 N2 FOP=[YR=2021] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N18 W19\$ E19 S8 E7 S3 D3 R3 E8 S1 E11 N56\$.

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