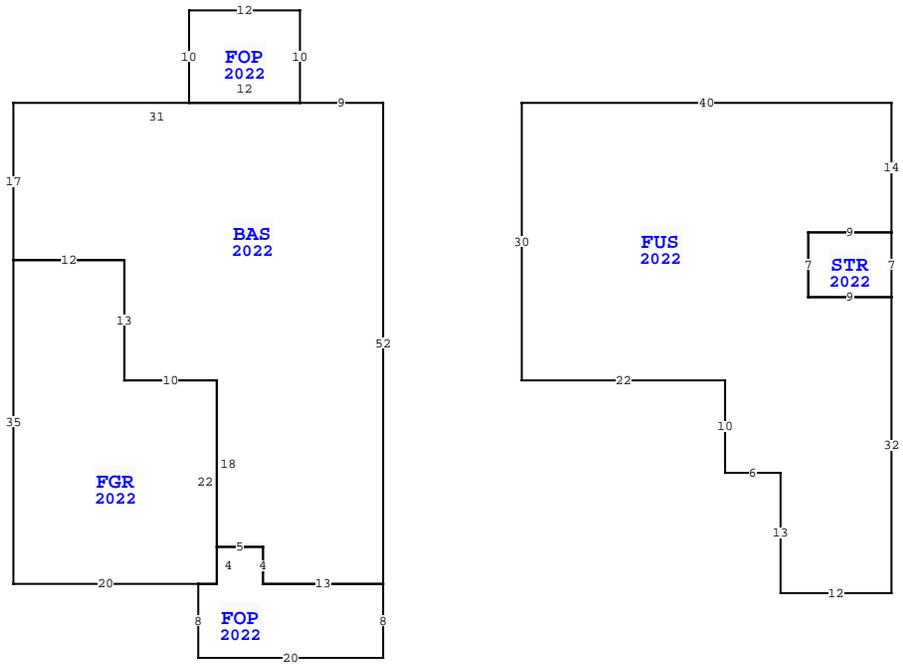




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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
BAS	1,420	100
FGR	640	55
FOP	120	30
FOP	180	30
FUS	1,473	100
STR	63	10
TOTALS	3,896	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,341	111.8628	111.86	373,724	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2893 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		371,855
TOTAL MARKET OB/XF VALUE		4,375
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		461,230
SOH/AGL Deduction		19,554
ASSESSED VALUE		441,676
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		390,954
TOTAL JUST VALUE		461,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000560	NEW CONSTR	469,861	01/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2600/0801	10/21/2022	WD Q	Q	I	02	525,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LANGEVIN DONN RAYMO						
2540/0398	2/16/2022	WD U	V		30	800,000
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
1	0811	CONCRETE B	0	100	0	816.00	UT	5.20	5.20	100	2022
2	0810	CONCRETE A	0	100	0	27.00	SP	6.50	6.50	100	2022

TOTAL OB/XF											
4,375											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BAS=[YR=2022] W9 FOP=[YR=2022] N10 W12 S10 E12\$ W31 S17											
FGR=[YR=2022] S35 E20 FOP=[YR=2022] S8 E20 N8 W13 N4 W5 S4											
W2\$ E2 N22 W10 N13 W12\$ E12 S13 E10 S18 E5 S4 E13 N52\$											
PTR=E15 FUS=[YR=2022] E40 S14 STR=[YR=2022] S7 W9 N7 E9\$ W9											
S7 E9 S32 W12 N13 W6 N10 W22 N30\$ W15\$.											

BUILDING DIMENSIONS											
BAS=[YR=2022] W9 FOP=[YR=2022] N10 W12 S10 E12\$ W31 S17											
FGR=[YR=2022] S35 E20 FOP=[YR=2022] S8 E20 N8 W13 N4 W5 S4											
W2\$ E2 N22 W10 N13 W12\$ E12 S13 E10 S18 E5 S4 E13 N52\$											
PTR=E15 FUS=[YR=2022] E40 S14 STR=[YR=2022] S7 W9 N7 E9\$ W9											
S7 E9 S32 W12 N13 W6 N10 W22 N30\$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00