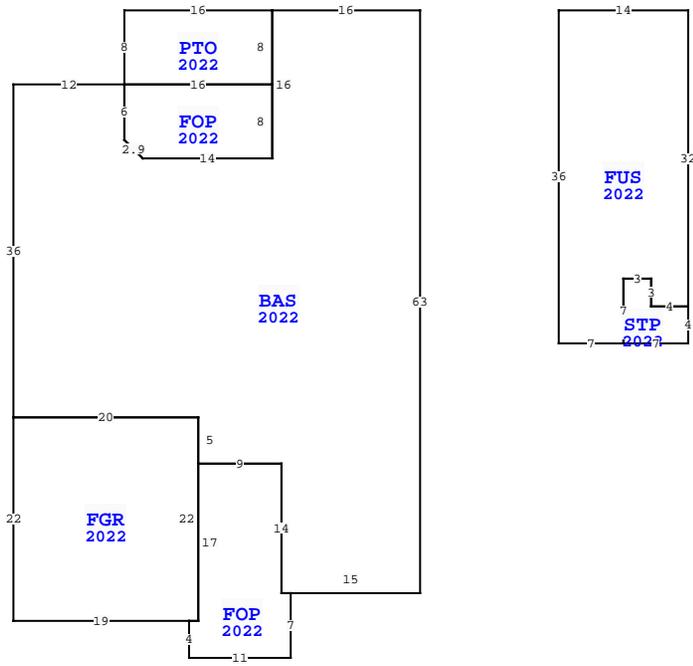




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	126	30	2022
FOP	200	30	2022
FUS	467	100	2022
PTO	128	5	2022
STP	37	10	2022
TOTALS	3,314		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,733	118.7424	118.74	324,516	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2383 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			322,893
TOTAL MARKET OB/XF VALUE			10,970
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			418,863
SOH/AGL Deduction			17,119
ASSESSED VALUE			401,744
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			346,022
TOTAL JUST VALUE			418,863
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			394,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000551	NEW CONSTR	393,475	01/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2800/46	7/10/2025	WD Q	Q	I	01	510,000
GRANTOR: HOPKINS ROBERT M JR &						
GRANTEE: NGO THAO						
2588/1856	8/29/2022	WD Q	Q	I	02	515,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOPKINS ROBERT MERL						

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	0			716.00	SF	5.20	2022	2022	3	99	3,686
2	0810	CONCRETE A	0	100	0	0			30.00	SF	6.50	2022	2022	3	99	193
3	0476	VF 6 SBPL	0	100	0	0			198.00	LF	32.00	2022	2022	3	98	6,209
4	0470	VNYL GATE	0	100	0	0			3.00	UT	300.00	2022	2022	3	98	882

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

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 E19 FOP=[YR=2022] S4 E11 N7 W1 N14 W9 S17 W1\$ E1 N22 W20\$ E20 S5 E9 S14 E15 N63 \$ PTR=E15 FUS=[YR=2022] E14 S32 STP=[YR=2022] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W15\$.	

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