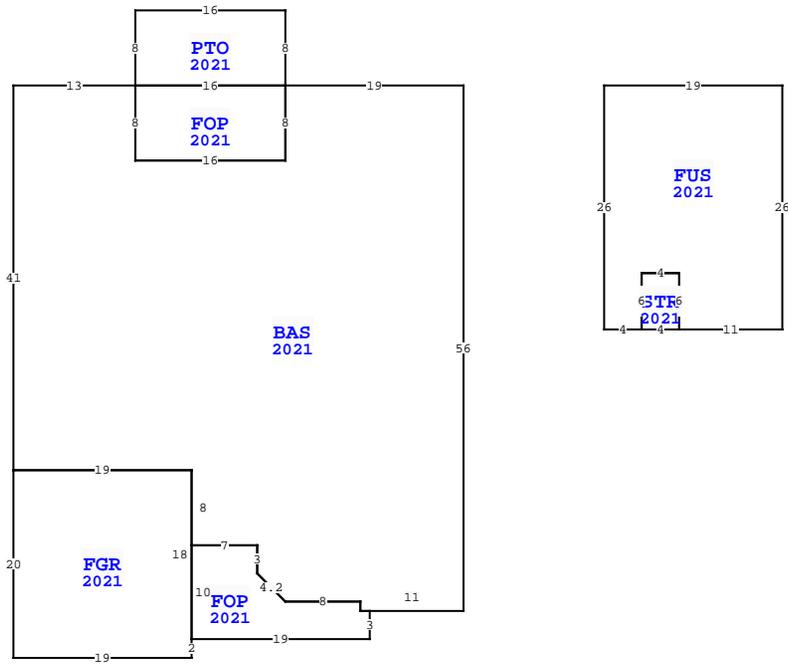




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		6	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	2,211	100	2021
FGR	380	55	2021
FOP	122	30	2021
FOP	128	30	2021
FUS	470	100	2021
PTO	128	5	2021
STR	24	10	2021
TOTALS	3,463		

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%	- 2023	109.95	326,881	2021	2021	0	0	1.00	99.00	
				Heated Area: 2681				HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			323,612
TOTAL MARKET OB/XF VALUE			3,202
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			411,814
SOH/AGL Deduction			0
ASSESSED VALUE			411,814
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			411,814
TOTAL JUST VALUE			411,814
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			387,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009875	CO ISSUED	0	03/25/2021
B2009875	NEW CONSTR	353,068	10/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/1388	6/14/2022	WD	U	I	37	511,000

GRANTOR: GRANGER FALLON CHANEL						
GRANTEE: FKH SFR PROPCO K LP						
2447/0350	3/25/2021	WD	Q	I	01	317,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GRANGER FALLON CHAN						

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS=[YR=2021] W19 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8 E16 N8 W16\$ E16\$ 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\$ PTR= E15 FUS=[YR=2021] E19 S26 W11 STR=[YR=2021] N6 W4 S6 E4\$ N6 W4 S6 W4 N26\$ W15\$.	

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	622.00	SF	5.20	5.20	100	2021	2021	3	99	3,202	

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	DPH 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								