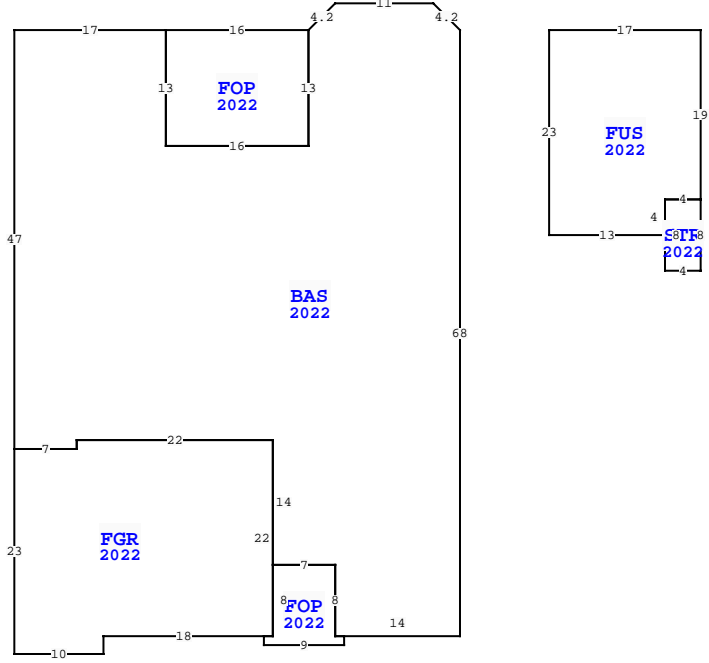




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	2,547	100	2022
FGR	651	55	2022
FOP	65	30	2022
FOP	208	30	2022
FUS	375	100	2022
STR	32	10	2022
TOTALS	3,878		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,365	109.1580	109.16	367,323	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2922 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			365,486
TOTAL MARKET OB/XF VALUE			20,829
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			471,315
SOH/AGL Deduction			17,981
ASSESSED VALUE			453,334
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			402,612
TOTAL JUST VALUE			471,315
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			445,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107997	CO ISSUED	0	04/01/2022
B2107997	NEW CONSTR	419,995	06/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/0046	3/28/2022	WD Q	Q	I	01	486,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MALKIN KENNETH BENJ						
2463/1157	5/20/2021	WD U	V		30	496,000
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	99	3,465	
2	0855	CONC PAVER	0	100	0	1,125.00	SF	10.00	10.00	100	2022	2022	3	99	11,138	
3	0462	ST/AL FNC	0	100	84	336.00	SF	10.00	10.00	100	2022	2022	3	95	3,192	
4	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	
5	0476	VF 6 SBPL	0	100	0	78.00	LF	32.00	32.00	100	2022	2022	3	98	2,446	
6	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] U3 L3 W11 D3 L3 FOP=[YR=2022] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2022] S23 E10 N2 E18 FOP=[YR=2022] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N22 W22 S1 W7\$ E7 N1 E22 S14 E7 S8 E14 N68\$ PTR= E10 FUS=[YR=2022] E17 S19 STR=[YR=2022] S8 W4 N8 E4\$ W4 S4 W13 N23\$ W10\$.	

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	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							