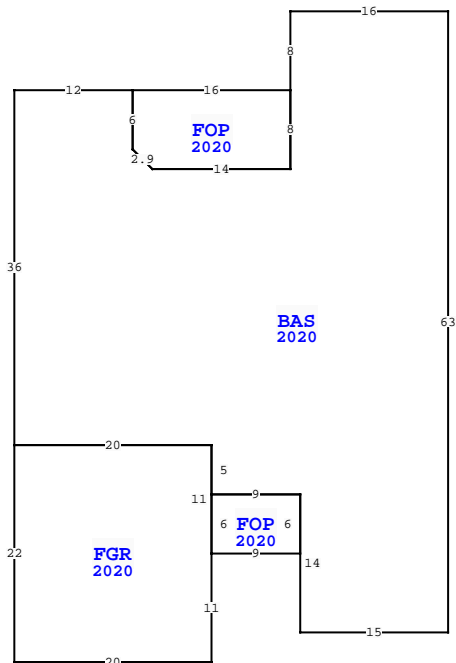




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,916	100	2020
FGR	440	55	2020
FOP	54	30	2020
FOP	126	30	2020
TOTALS	2,536		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,212	119.1582	119.16	263,582	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021										Heated Area: 1916	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			259,628
TOTAL MARKET OB/XF VALUE			3,809
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			348,437
SOH/AGL Deduction			101,507
ASSESSED VALUE			246,930
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			196,208
TOTAL JUST VALUE			348,437
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			326,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003039	CO ISSUED	0	10/28/2020
B2003039	NEW CONSTR	259,291	04/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2401/1248	10/19/2020	WD Q	Q	I	02	263,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CAPPERS JUSTIN HEAT						
2370/0432	6/22/2020	WD U	V	V	30	350,000
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	0810	CONCRETE A	0	100	18	3			6.50	100	2020	2020	3	98	344	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2020	2020	3	98	3,465	

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

BUILDING DIMENSIONS														
BAS=[YR=2020] W16 S8 FOP=[YR=2020] W16 S6 D2 R2 E14 N8\$														
S8 W14 U2 L2 N6 W12 S36 FGR=[YR=2020] S22 E20 N11														
FOP=[YR=2020] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63 \$.														

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	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							