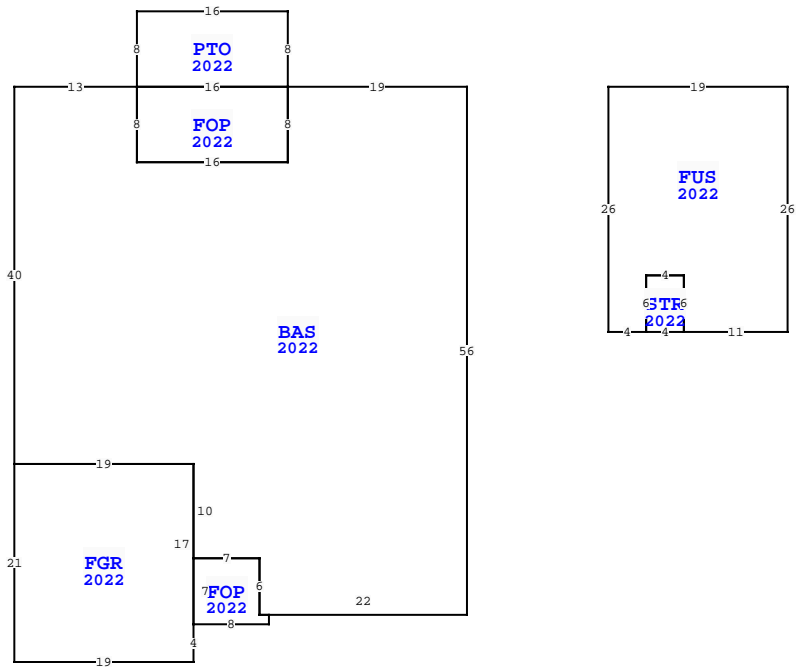




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	2,214	100
FGR	399	55
FOP	50	30
FOP	128	30
FUS	470	100
PTO	128	5
STR	24	10
TOTALS	3,413	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,964	115.2816	115.28	341,690	2022	2022	0	0	0.50	99.50		
1 SINGLE FAM - 100% - 2023 Heated Area: 2684 HX Base Yr													



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	339,982	
TOTAL MARKET OB/XF VALUE	3,607	
TOTAL LAND VALUE - MARKET	85,000	
TOTAL MARKET VALUE	428,589	
SOH/AGL Deduction	18,399	
ASSESSED VALUE	410,190	
TOTAL EXEMPTION VALUE	13	410,190
BASE TAXABLE VALUE	0	
TOTAL JUST VALUE	428,589	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	403,261	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004378	CO ISSUED	0	11/01/2022
22004378	NEW CONSTR	430,186	03/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0457	10/25/2022	WD	Q	I	01	466,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MACBETH GREGORY SEA						
2556/1000	4/18/2022	WD	U	I	30	1,100,000
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	0811	CONCRETE B	0	100	0	652.00	SF	5.20	5.20	100	2022	2022	3	99	3,356	
2	0810	CONCRETE A	0	100	0	39.00	SF	6.50	6.50	100	2022	2022	3	99	251	

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] W19 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W13 S40 FGR=[YR=2022] S21 E19 N4 FOP=[YR=2022] E8 N1 W1 N6 W7 S7\$ N17 W19\$ E19 S10 E7 S6 E22 N56 \$ PTR=E15 FUS=[YR=2022] E19 S26 W11 STR=[YR=2022] N6 W4 S6 E4\$ N6 W4 S6 W4 N26\$ 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	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							