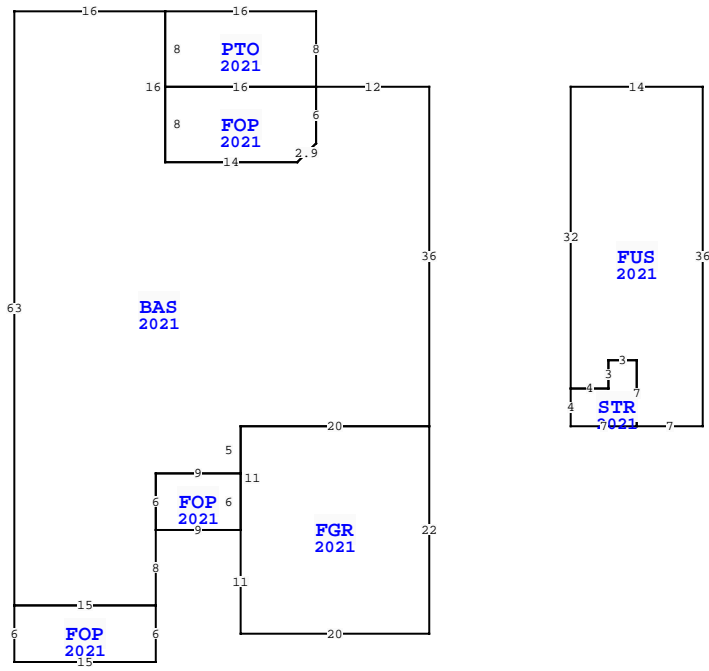




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2021
FGR	440	55	2021
FOP	54	30	2021
FOP	90	30	2021
FOP	126	30	2021
FUS	467	100	2021
PTO	128	5	2021
STR	37	10	2021
TOTALS	3,258		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,716	120.0528	120.05	326,056	2021	2021	0	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 2383 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	322,795			
TOTAL MARKET OB/XF VALUE	3,300			
TOTAL LAND VALUE - MARKET	85,000			
TOTAL MARKET VALUE	411,095			
SOH/AGL Deduction	16,175			
ASSESSED VALUE	394,920			
TOTAL EXEMPTION VALUE	13	394,920		
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	411,095			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	386,511			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100486	CO ISSUED	0	09/14/2021
B2100486	NEW CONSTR	322,898	01/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1751	4/06/2023	QC	U	I	11	100
GRANTOR: GIBBS MATASHA MICHEL						
GRANTEE: GIBBS MATASHA MICHE						
2496/0813	9/13/2021	WD	Q	I	01	390,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MELLE MATASHA M						

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		641.00	SF	5.20				5.20	100	2021	2021	3	99	3,300	

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

BUILDING NOTES													
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BUILDING DIMENSIONS
 BAS=[YR=2021] W12 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S8
 E14 U2 R2 N6 W16\$ E16\$ S6 D2 L2 W14 N16 W16 S63
 FOP=[YR=2021] S6 E15 N6 W15\$ E15 N8 FOP=[YR=2021] E9
 FGR=[YR=2021] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20
 N36\$ PTR=E15 FUS=[YR=2021] E14 S36 W7 STR=[YR=2021] W7 N4 E4
 N3 E3 S7\$ N7 W3 S3 W4 N32\$ 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	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							