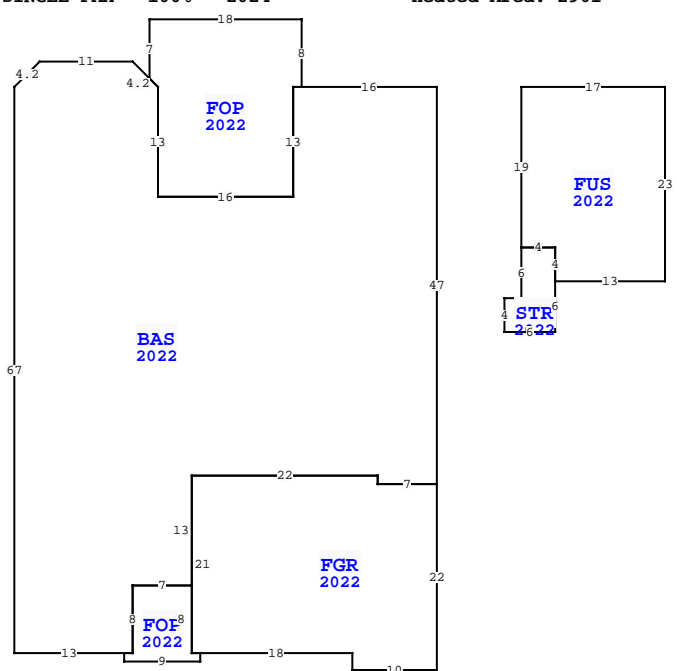


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,526	100	2022
FGR	622	55	2022
FOP	65	30	2022
FOP	352	30	2022
FUS	375	100	2022
STR	48	10	2022
TOTALS	3,988		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,374	109.1580	109.16	368,306	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2024 Heated Area: 2901 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			366,464
TOTAL MARKET OB/XF VALUE			57,092
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			508,556
SOH/AGL Deduction			11,696
ASSESSED VALUE			496,860
TOTAL EXEMPTION VALUE	13		496,860
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			508,556
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			482,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230012470	POOL	120,251	09/27/2023
B2108999	CO ISSUED	0	04/19/2022
21008999	NEW CONSTR	481,063	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/0778	4/22/2022	WD Q	Q	I	02	567,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MAURO DAMON LOUIS &						
2506/0810	10/19/2021	WD U	V		30	62,000
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	0812	CONCRETE C	0	100	0	1,124.00	SF	4.00	4.00	100	2022	2022	3	99	4,451	
2	0855	CONC PAVER	0	100	9	27.00	SF	10.00	10.00	100	2022	2022	3	99	267	
3	0861	POOL GUNIT	0	100	0	423.00	SF	85.00	85.00	100	2024	2023		98	35,236	
4	0855	CONC PAVER	0	100	0	590.00	SF	10.00	10.00	100	2024	2023		100	5,900	
5	0476	VF 6 SBPL	0	100	0	336.00	LF	32.00	32.00	100	2024	2023		99	10,644	
6	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W16 FOP=[YR=2022] N8 W18 S7 D1 R1 S13 E16 N13 E1\$ W1 S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2022] S1 E9 N1 FGR=[YR=2022] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$ PTR=E10 FUS=[YR=2022] E17 S23 W13 STR=[YR=2022] S6 W6 N4 E2 N6 E4 S4\$ N4 W4 N19\$ W10\$.	

LAND DESCRIPTION		TOTAL OB/XF															57,092							
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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							