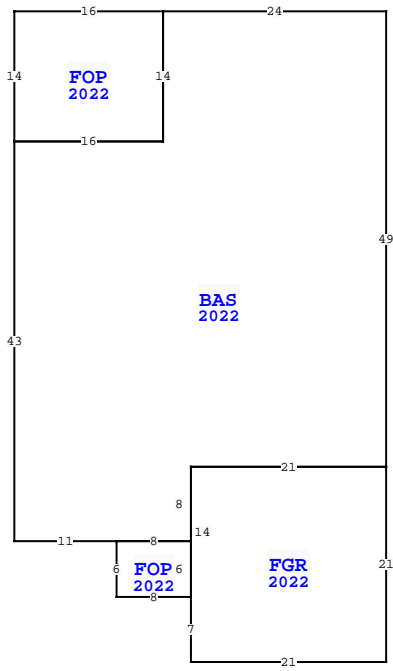




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,888	100	2022
FGR	441	55	2022
FOP	48	30	2022
FOP	224	30	2022
TOTALS	2,601		

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	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1888 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			262,264
TOTAL MARKET OB/XF VALUE			3,768
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			351,032
SOH/AGL Deduction			15,388
ASSESSED VALUE			335,644
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			284,922
TOTAL JUST VALUE			351,032
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000545	NEW CONSTR	317,054	01/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0038	10/27/2022	WD Q	Q	I	01	400,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCFADDEN ODELIA NIC						
2540/0398	2/16/2022	WD U	V		30	800,000
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	672.00	SF	5.20	5.20	100	2022	2022	3	99	3,459	
2	0810	CONCRETE A	0	100	0	48.00	SF	6.50	6.50	100	2022	2022	3	99	309	

BLD DATE		03/03/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES	
BAS=[YR=2022] W24 FOP=[YR=2022] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2022] S6 E8 FGR=[YR=2022] S7 E21 N21 W21 S14\$ N6 W8\$ E8 N8 E21 N49\$.	

LAND DESCRIPTION																								
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							