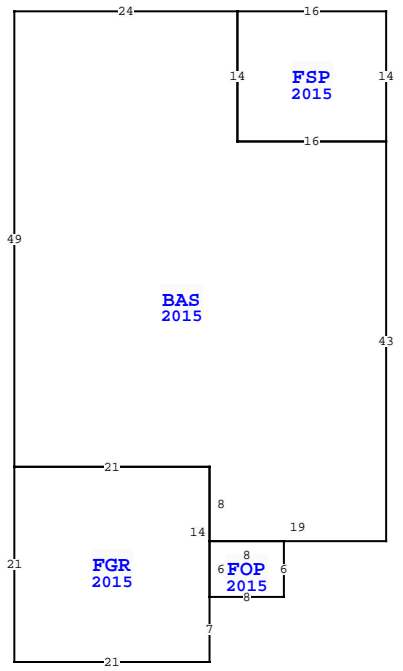




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	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	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,888	100	2015
FGR	441	55	2015
FOP	48	30	2015
FSP	224	40	2015
TOTALS	2,601		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2016		278,280	2015	2015	0	0	4.00	96.00
				Heated Area: 1888			HX Base Yr 2016				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			267,149
TOTAL MARKET OB/XF VALUE			6,639
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			338,788
SOH/AGL Deduction			165,346
ASSESSED VALUE			173,442
TOTAL EXEMPTION VALUE	HX HB VX VP		138,126
BASE TAXABLE VALUE			35,316
TOTAL JUST VALUE			338,788
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			328,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530524	CO ISSUED	0	09/11/2015
B1530524	NEW CONSTR	239,502	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2004/0509	9/18/2015	WD Q	Q	I	02	200,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LUNDEN KENNETH FRAN						
1956/0298	1/05/2015	WD Q	Q	V	05	105,000
GRANTOR: HERON ISLES JOINT VEN						
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
1	0810	CONCRETE A	0	100	16	3			48.00	100	2015
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2015
3	0476	VF 6 SBPL	0	100	0	0	LF	32.00	32.00	100	2015
4	0470	VNYL GATE	0	100	0	0	UT	300.00	300.00	100	2015

TOTAL OB/XF												6,639			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/13/2025 MLU											

BUILDING DIMENSIONS											
FSP=[YR=2015] W16 BAS=[YR=2015] W24 S49 FGR=[YR=2015] S21 E21 N7 FOP=[YR=2015] E8 N6 W8 S6\$ N14 W21\$ E21 S8 E19 N43 W16 N14\$ S14 E16 N14\$.											

LAND DESCRIPTION												TOTAL OB/XF												6,639			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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		PUD	0.00	0.00	1.00	LT	1.00	1.00	1.00	65,000.00	65,000.00	65,000											