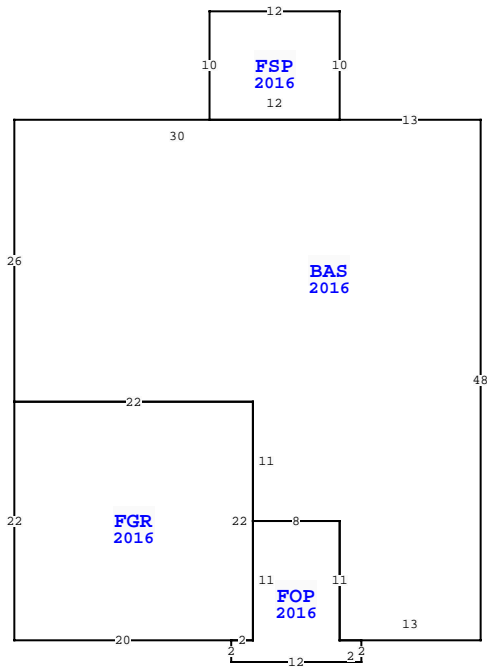




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,492	100	2016
FGR	484	55	2016
FOP	112	30	2016
FSP	120	40	2016
TOTALS	2,208		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,840	124.7400	124.74	229,522	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2017 Heated Area: 1492 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			221,489
TOTAL MARKET OB/XF VALUE			3,198
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			289,687
SOH/AGL Deduction			109,228
ASSESSED VALUE			180,459
TOTAL EXEMPTION VALUE	HX HB SX DX		105,722
BASE TAXABLE VALUE			74,737
TOTAL JUST VALUE			289,687
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531075	NEW CONSTR	197,167	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2025/0731	1/21/2016	WD Q	Q	I	01	163,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BURGESS PAUL M & BE						
1968/0186	3/10/2015	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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	11	3			6.50	100	2016	2016	3	95	204	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2016	2016	3	95	2,994	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W13 FSP=[YR=2016] N10 W12 S10 E12\$ W30 S26	
FGR=[YR=2016] S22 E20 FOP=[YR=2016] S2 E12 N2 W2 N11 W8 S11	
W2\$ E2 N22 W22\$ E22 S11 E8 S11 E13 N48\$.	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							