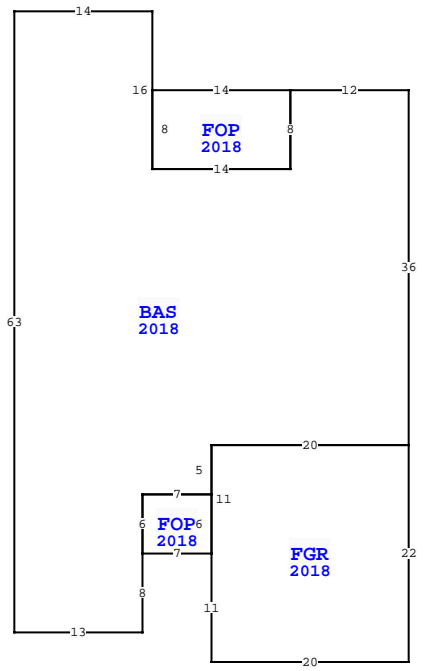




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,722	100	2018
FGR	440	55	2018
FOP	42	30	2018
FOP	112	30	2018
TOTALS	2,316		

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%	- 2019		Heated Area: 1722					HX Base Yr	2019



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			234,451
TOTAL MARKET OB/XF VALUE			3,402
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			302,853
SOH/AGL Deduction			102,512
ASSESSED VALUE			200,341
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			149,619
TOTAL JUST VALUE			302,853
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801338	CO ISSUED	0	06/14/2018
B1801338	NEW CONSTR	223,605	02/07/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2206/0570	6/20/2018	WD Q	Q	I	02	211,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GOLTRY JAMES S & LA						
2169/0114	1/02/2018	WD Q	Q	V	01	42,000
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	0811	CONCRETE B	0	100	0	592.00	SF	5.20	5.20	100	2018
2	0810	CONCRETE A	0	100	0	66.00	SF	6.50	6.50	100	2018

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2018] W12 FOP=[YR=2018] W14 S8 E14 N8\$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N22 W20 S11\$ N6 W7 S6\$ N6 E7 N5 E20 N36\$.											

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