

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAS	1,511	100
FGR	693	55
FOP	110	30
FSP	120	40
FUS	1,451	100
STR	60	10
TOTALS	3,945	

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%	2962		109.06	374,076	2018	2018	0	0	2.50	97.50

Heated Area: 2962 HX Base Yr 2025

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			364,724
TOTAL MARKET OB/XF VALUE			11,448
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			441,172
SOH/AGL Deduction			0
ASSESSED VALUE			441,172
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			390,450
TOTAL JUST VALUE			441,172
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			431,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802110	CO ISSUED	0	07/12/2018
B1802110	NEW CONSTR	382,347	02/28/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/0259	12/29/2022	WD Q	Q	I	01	442,000

GRANTOR: OFFERPAD SPE BORROWER  
GRANTEE: DREHER STEVEN D & A  
2583/1889 8/12/2022 WD U I 37 451,000  
GRANTOR: CALTON PHILLIP S & CH  
GRANTEE: OFFERPAD SPE BORROW

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	1,002.00	SF	5.20	5.20	100	2018	2018	3	97	5,054	
2	0810	CONCRETE A	0	100	0	75.00	SF	6.50	6.50	100	2018	2018	3	97	473	
3	0476	VF 6 SBPL	0	100	0	174.00	LF	32.00	32.00	100	2024	2021		96	5,345	
4	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2024	2021		96	576	

TOTAL OB/XF												11,448												
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING NOTES											
<p>BAS=[YR=2018] W23 FSP=[YR=2018] N10 W12 S10 E12\$ W17 S43                      FOP=[YR=2018] S5 E17 FGR=[YR=2018] S8 E23 N1 E10 N21 W10 S1                      W23 S13\$ N10 W5 S5 W12\$ E12 N5 E5 N3 E23 N35\$ PTR=E15                      FUS=[YR=2018] E22 STR=[YR=2018] E4 S15 W4 N15\$ S15 E4 N15 E14                      S35 W23 S3 W5 S5 W12 N43\$ W15\$.</p>											

LAND DESCRIPTION												TOTAL OB/XF												11,448					
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												