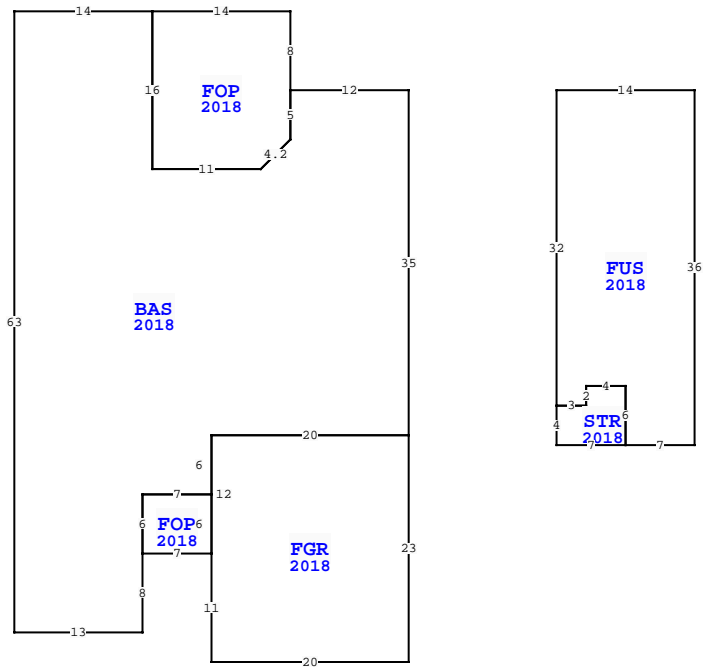


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	2018	1,707	195,442
FGR	460	55	2018	253	28,967
FOP	42	30	2018	13	1,489
FOP	220	30	2018	66	7,556
FUS	468	100	2018	468	53,583
STR	36	10	2018	4	458
TOTALS	2,933			2,511	287,495

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,511	117.4320	117.43	294,867	2018	2018	0	0	2.50	97.50	
1 SINGLE FAM - 100% - 2022 Heated Area: 2175 HX Base Yr 2022												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		287,495	
TOTAL MARKET OB/XF VALUE		7,074	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		359,569	
SOH/AGL Deduction		78,370	
ASSESSED VALUE		281,199	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		230,477	
TOTAL JUST VALUE		359,569	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,666	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709090	CO ISSUED	0	05/14/2018
B1709090	NEW CONSTR	291,234	10/16/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2445/1264	1/11/2021	WD	U	I	11	100
GRANTOR: BELCHER THERON E & KI						
GRANTEE: PELLETIER GERARD &						
2193/1549	4/30/2018	WD	Q	I	01	298,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BELCHER THERON EDWA						

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	0	996.00	SF	6.50	6.50	100	2018	2018	3	97	6,280	
2	0810	CONCRETE A	0	100	0	126.00	SF	6.50	6.50	100	2018	2018	3	97	794	

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

BUILDING DIMENSIONS												
BAS=[YR=2018] W12 FOP=[YR=2018] N8 W14 S16 E11 U3 R3 N5\$ S5 D3 L3 W11 N16 W14 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N23 W20 S12\$ N6 W7 S6\$ N6 E7 N6 E20 N35\$ PTR=E15 FUS=[YR=2018] E14 S36 W7 STR=[YR=2018] W7 N4 E3 N2 E4 S6\$ N6 W4 S2 W3 N32\$ W15\$.												

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	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								