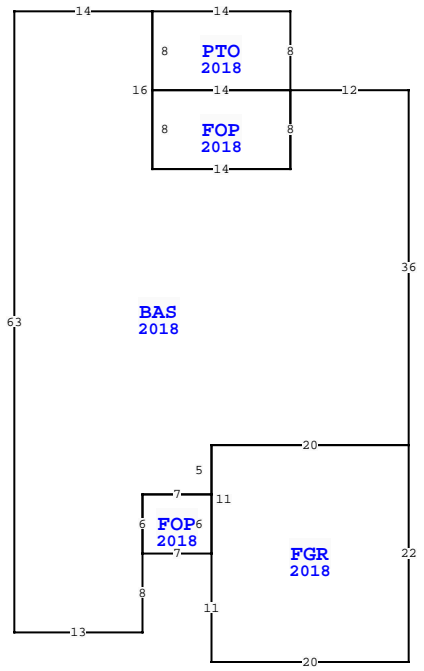


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
PTO	112	5	2018
TOTALS	2,428		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,017	116.1741	116.17	234,315	2018	2018	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2019 Heated Area: 1722 HX Base Yr 2019											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			227,286
TOTAL MARKET OB/XF VALUE			4,130
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			296,416
SOH/AGL Deduction			101,072
ASSESSED VALUE			195,344
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			144,622
TOTAL JUST VALUE			296,416
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804390	CO ISSUED	0	08/06/2018
B1804390	NEW CONSTR	228,546	05/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/0405	8/10/2018	WD Q	Q	I	01	215,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCREE DAVID M & TIF						
2188/0419	3/23/2018	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	0810	CONCRETE A	0	100	0	592.00	SF	6.50	6.50	100	2018
2	0810	CONCRETE A	0	100	0	63.00	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											
BAS=[YR=2018] W12 PTO=[YR=2018] N8 W14 S8 FOP=[YR=2018] S8 E14 N8 W14\$ E14\$ 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\$.											

BUILDING DIMENSIONS											
BAS=[YR=2018] W12 PTO=[YR=2018] N8 W14 S8 FOP=[YR=2018] S8 E14 N8 W14\$ E14\$ 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	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							