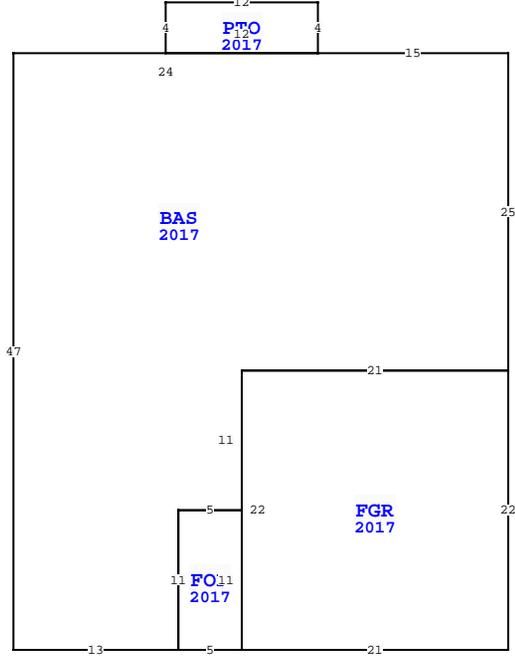




ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	HARDIE BRD 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 70		
08	SHT VINYL 30		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms 3 100		
	Bathrooms 2 100		
	Frame 02 WOOD FRAME 100		
1.	1. 100		
0	0 100		
00	NONE 100		
05	Quality Level 05		
0100	SINGLE FAMILY		
	MAP AREA	04	
NEIGHBORHOOD/LOC		4068.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,316	100	2017
FGR	462	55	2017
FOP	55	30	2017
PTO	48	5	2017
TOTALS	1,881		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,588	125.6640	125.66	199,548	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2018 Heated Area: 1316 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,562
TOTAL MARKET OB/XF VALUE		7,325
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		285,887
SOH/AGL Deduction		120,753
ASSESSED VALUE		165,134
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,412
TOTAL JUST VALUE		285,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1700351	CO ISSUED	0	08/09/2017
B1700351	NEW CONSTR	170,534	03/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/0840	8/10/2017	WD Q	Q	I	02	163,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DIEPPA ROBERT K & M						
2092/0163	12/27/2016	SW Q	Q	V	05	283,500
GRANTOR: WOODBRIDGE NASSAU LLC						
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	0811	CONCRETE B	0	100	0	900.00	UT	5.20	5.20	100	2017	2017	3	96	4,493	
2	0810	CONCRETE A	0	100	0	35.00	SF	6.50	6.50	100	2017	2017	3	96	218	
3	0476	VF 6 SBPL	0	100	0	72.00	LF	32.00	32.00	100	2017	2017	3	90	2,074	
4	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/25/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2017] W15 PTO=[YR=2017] N4 W12 S4 E12\$ W24 S47 E13 FOP=[YR=2017] E5 FGR=[YR=2017] E21 N22 W21 S22\$ N11 W5 S11\$ N11 E5 N11 E21 N25\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 7,325																								
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	85,000.00	85,000.00	85,000							