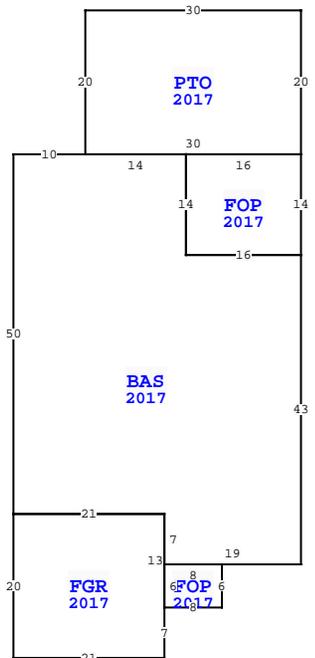


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	06 CUST PANEL 20
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4068.00
AREA TYPE	TOTAL GROSS AREA
BAS	1,909
FGR	420
FOP	48
FOP	224
PTO	600
TOTALS	3,201

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%	- 2022									
				Heated Area: 1909				HX Base Yr 2022				



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			280,816
TOTAL MARKET OB/XF VALUE			4,068
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			369,884
SOH/AGL Deduction			62,811
ASSESSED VALUE			307,073
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			256,351
TOTAL JUST VALUE			369,884
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			347,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633042	NEW CONSTR	240,310	09/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2104/1283	2/27/2017	WD Q	Q	I	01	271,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DAMORE RICHARD						
2065/0410	8/09/2016	SW Q	Q	V	05	121,500
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	0810	CONCRETE A	0	100	0	60.00	SF	6.50	6.50	100	2017	2017	3	96	374	
2	0810	CONCRETE A	0	100	37	592.00	SF	6.50	6.50	100	2017	2017	3	96	3,694	

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

BUILDING DIMENSIONS												
PTO=[YR=2017] W30 S20 BAS=[YR=2017] W10 S50 FGR=[YR=2017] S20 E21 N7 FOP=[YR=2017] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 FOP=[YR=2017] N14 W16 S14 E16\$ W16 N14 W14\$ E30 N20\$.												

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	85,000.00	85,000.00	85,000								