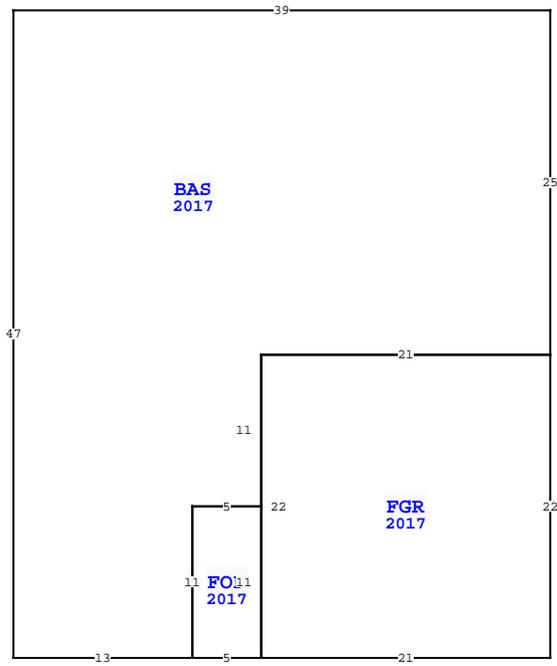


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 HARDIE BRD 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 60				
Interior Floor	08 SHT VINYL 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR 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	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	2017	1,316	160,408
FGR	462	55	2017	254	30,960
FOP	55	30	2017	16	1,951
TOTALS	1,833			1,586	193,318

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,586	125.6640	125.66	199,297	2017	2017	0	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	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			193,318
TOTAL MARKET OB/XF VALUE			3,235
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			281,553
SOH/AGL Deduction			119,536
ASSESSED VALUE			162,017
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			111,295
TOTAL JUST VALUE			281,553
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1700912	CO ISSUED	0	06/30/2017
B1700912	NEW CONSTR	170,534	02/07/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2132/1530	6/30/2017	WD	Q	I	01	157,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RASZKIN SEAN ZACKER						
2092/0163	12/27/2016	SW	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	588.00	SF	5.20	5.20	100	2017	2017	3	96	2,935	
2	0810	CONCRETE A	0	100	0	24.00	SF	6.50	6.50	100	2017	2017	3	96	150	
3	0810	CONCRETE A	0	100	4	24.00	SF	6.50	6.50	100	2017	2017	3	96	150	
TOTALS														3,235		

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

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2017] W39 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										
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							