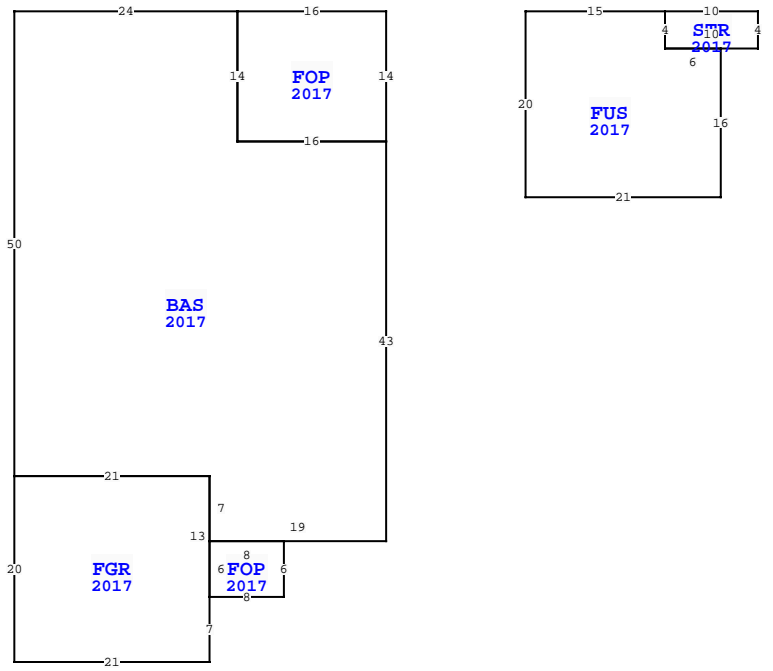


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,621	116.1600	116.16	304,455	2017	2017	0	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2018 Heated Area: 2305 HX Base Yr 2018												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2017	1,909	215,097
FGR	420	55	2017	231	26,028
FOP	48	30	2017	14	1,577
FOP	224	30	2017	67	7,550
FUS	396	100	2017	396	44,619
STR	40	10	2017	4	451
TOTALS	3,037			2,621	295,321

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	1,233.00	SF	5.20	5.20	100	2017	2017	3	96	6,155	
2	0810	CONCRETE A	0	100	0	48.00	SF	6.50	6.50	100	2017	2017	3	96	300	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			295,321
TOTAL MARKET OB/XF VALUE			6,455
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			386,776
SOH/AGL Deduction			160,357
ASSESSED VALUE			226,419
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			175,697
TOTAL JUST VALUE			386,776
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			363,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703996	NEW CONSTR	286,053	05/05/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2156/0626	10/27/2017	WD Q	Q	I	01	212,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BIRD WILLIAM C & BR						
2115/0336	4/20/2017	SW Q	Q	V	05	121,500
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: DREAM FINDERS HOMES						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2017] W16 BAS=[YR=2017] W24 S50 FGR=[YR=2017] S20 E21 N7 FOP=[YR=2017] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$ PTR= E15 FUS=[YR=2017] E15 STR=[YR=2017] E10 S4 W10 N4\$ S4 E6 S16 W21 N20\$ W15 \$.	

LAND DESCRIPTION																								
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							