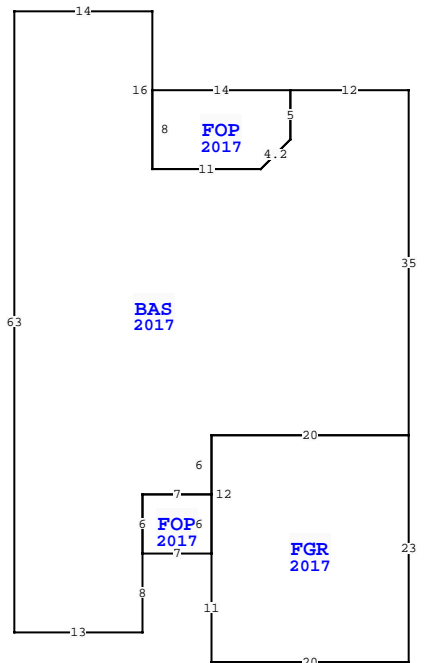


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,707	100	2017
FGR	460	55	2017
FOP	42	30	2017
FOP	108	30	2017
TOTALS	2,317		

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%	- 2018		Heated Area: 1707					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			228,520
TOTAL MARKET OB/XF VALUE			3,112
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			316,632
SOH/AGL Deduction			133,201
ASSESSED VALUE			183,431
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			132,709
TOTAL JUST VALUE			316,632
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			296,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703997	CO ISSUED	0	12/01/2017
B1703997	NEW CONSTR	218,695	05/05/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2161/0931	11/30/2017	WD	Q	I	02	181,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCGOWEN PATRINA						
2115/0336	4/20/2017	SW	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	NOTES
1	0811	CONCRETE B	0	100	0	552.00	SF	5.20	5.20	2,756
2	0810	CONCRETE A	0	100	19	57.00	SF	6.50	6.50	356

TOTAL OB/XF										3,112
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/25/2025	MLU			

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W12 FOP=[YR=2017] W14 S8 E11 U3 R3 N5\$ S5 D3 L3 W11 N16 W14 S63 E13 N8 FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N23 W20 S12\$ N6 W7 S6\$ N6 E7 N6 E20 N35\$.									

LAND DESCRIPTION										TOTAL OB/XF										3,112				
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							