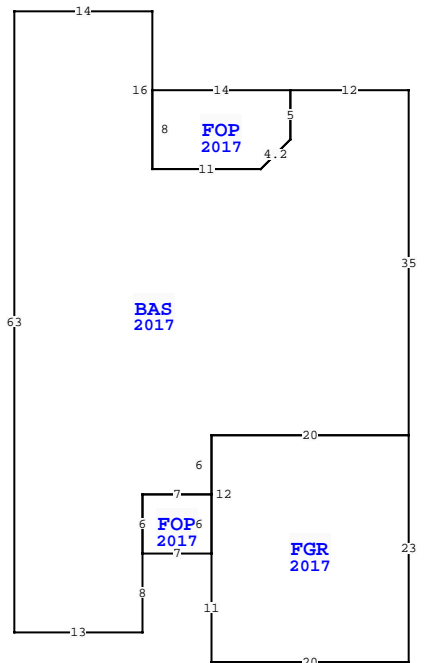


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	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											
1 SINGLE FAM - 100% - 2018										Heated Area: 1707	HX Base Yr 2018



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	228,520		
TOTAL MARKET OB/XF VALUE	3,170		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	316,690		
SOH/AGL Deduction	133,224		
ASSESSED VALUE	183,466		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	132,744		
TOTAL JUST VALUE	316,690		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	296,426		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104524	SOLAR PANELS	29,225	04/13/2021
B1701084	CO ISSUED	0	07/17/2017
B1701084	NEW CONSTR	218,695	02/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2137/1572	7/14/2017	WD	Q	I	02	175,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KANE TIMOTHY A & MA						
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	560.00	SF	5.20	5.20	100	2017	2017	3	96	2,796	
2	0810	CONCRETE A	0	100	0	60.00	SF	6.50	6.50	100	2017	2017	3	96	374	

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

BUILDING NOTES	
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														
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							