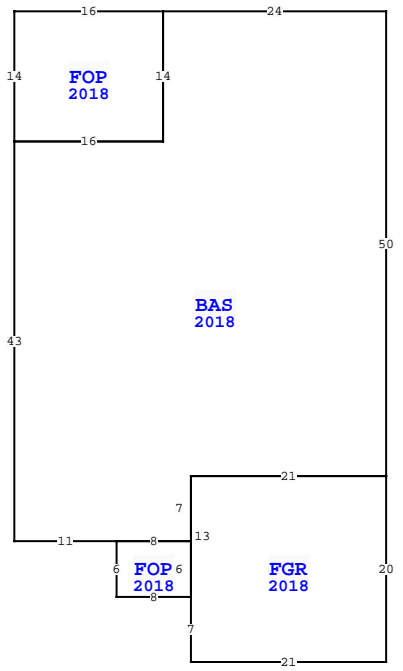


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 HARDIE BRD 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	08 SHT VINYL 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2018	1,909	216,690
FGR	420	55	2018	231	26,221
FOP	48	30	2018	14	1,589
FOP	224	30	2018	67	7,605
TOTALS	2,601			2,221	252,105

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,221	116.4240	116.42	258,569	2018	2018	0	0	2.50	97.50	
1 SINGLE FAM - 100% - 2025 Heated Area: 1909 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			252,105
TOTAL MARKET OB/XF VALUE			3,033
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			340,138
SOH/AGL Deduction			0
ASSESSED VALUE			340,138
TOTAL EXEMPTION VALUE	13		340,138
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			340,138
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107387	SOLAR PANELS	24,854	08/01/2021
C1706911	CO ISSUED	0	02/06/2018
B1706911	NEW CONSTR	242,562	08/02/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2180/1319	2/15/2018	WD Q	Q	I	01	197,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TAM WILLIAM HOR						
2135/1375	7/20/2017	SW U	V	11		100
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	545.00	SF	5.20	5.20	100	2018	2018	3	97	2,749	
2	0810	CONCRETE A	0	100	0	45.00	SF	6.50	6.50	100	2018	2018	3	97	284	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2018] W24 FOP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.	

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								