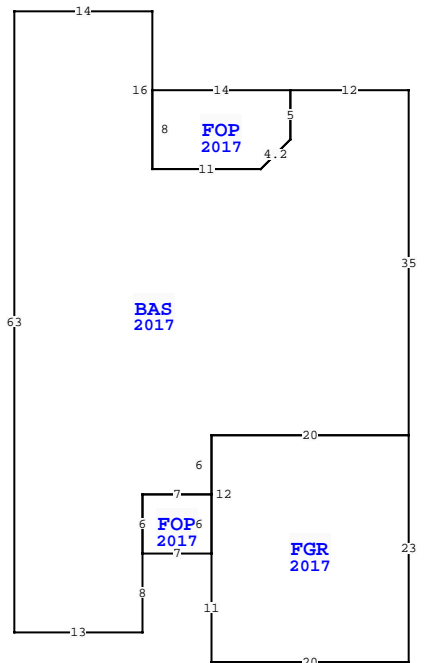


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 60				
08	SHT VINYL 40				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
	WOOD FRAME 100				
1.	1. 100				
0	0 100				
00	NONE 100				
05	Quality Level 05				
0100	SINGLE FAMILY				
	MKT AREA	04			
NEIGHBORHOOD/LOC 4068.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	2017	1,707	194,556
FGR	460	55	2017	253	28,836
FOP	42	30	2017	13	1,482
FOP	108	30	2017	32	3,647
TOTALS	2,317			2,005	228,520

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,005	117.5020	117.50	235,588	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 0% - 0 Heated Area: 1707 HX Base Yr											



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			3,062
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			316,582
SOH/AGL Deduction			41,625
ASSESSED VALUE			274,957
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			274,957
TOTAL JUST VALUE			316,582
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			296,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705245	CO ISSUED	0	12/05/2017
B1705245	NEW CONSTR	218,695	06/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2164/0877	12/07/2017	WD Q	Q	I	02	175,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LINDBERG DONALD B &						
2122/0041	5/23/2017	SW Q	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	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	542.00	SF	5.20	5.20	100	2017	2017	3	96	2,706	
2	0810	CONCRETE A	0	0	19	57.00	SF	6.50	6.50	100	2017	2017	3	96	356	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							