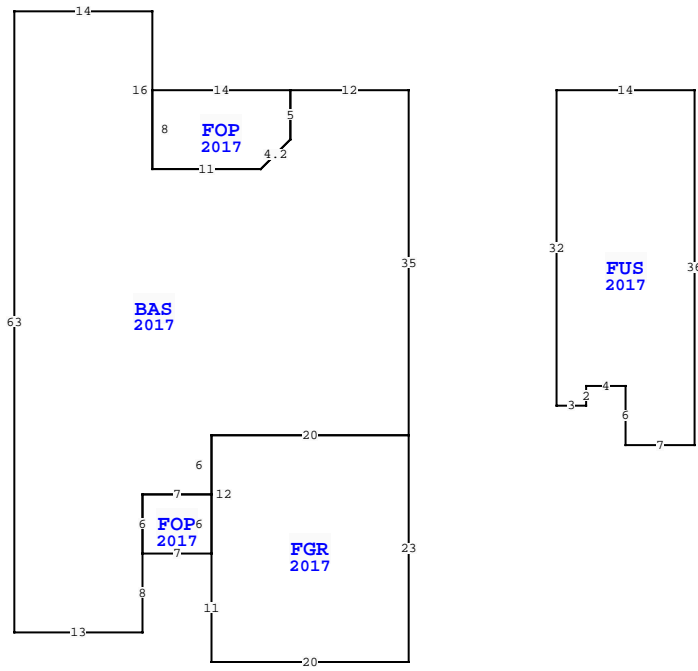


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 HARDIE BRD 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	08 SHT VINYL 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	3 100				
Frame	02 WOOD FRAME 100				
Stories	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				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	2017	1,707	192,336
FGR	460	55	2017	253	28,506
FOP	42	30	2017	13	1,465
FOP	108	30	2017	32	3,605
FUS	468	100	2017	468	52,732
TOTALS	2,785			2,473	278,646

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,473	116.1600	116.16	287,264	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2018 Heated Area: 2175 HX Base Yr 2018											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			278,646
TOTAL MARKET OB/XF VALUE			3,052
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			366,698
SOH/AGL Deduction			163,277
ASSESSED VALUE			203,421
TOTAL EXEMPTION VALUE	VX HX HB		55,722
BASE TAXABLE VALUE			147,699
TOTAL JUST VALUE			366,698
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			344,157
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702500	NEW CONSTR	273,001	03/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/1874	10/20/2017	WD	Q	I	01	203,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ALBERT KERRIE L						
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	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	540.00	SF	5.20	5.20	100	2017	2017	3	96	2,696	
2	0810	CONCRETE A	0	100	0	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\$ PTR=E15 FUS=[YR=2017] E14 S36 W7 N6 W4 S2 W3 N32\$ W15\$.

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							