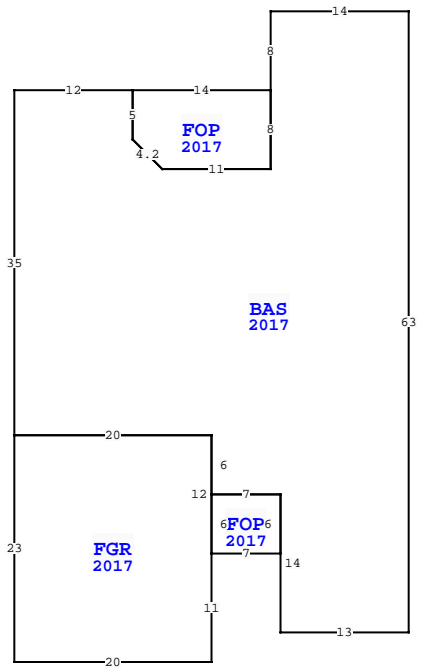


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	SINGLE FAM	- 100%	- 2018	117.50	235,588	2017	2017	0	0	3.00	97.00
				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			4,108
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			317,628
SOH/AGL Deduction			133,604
ASSESSED VALUE			184,024
TOTAL EXEMPTION VALUE	WX HX HB	55,722	
BASE TAXABLE VALUE			128,302
TOTAL JUST VALUE			317,628
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633637	CO ISSUED	0	07/27/2017
B1633637	NEW CONSTR	216,399	12/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/1590	7/28/2017	WD	Q	I	02	173,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SCOTT ROBERT NORMAN						
2084/0751	11/16/2016	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
1	0811	CONCRETE B	0	100	0	748.00	SF	5.20	5.20	100	2017
2	0810	CONCRETE A	0	100	0	60.00	SF	6.50	6.50	100	2017

TOTAL OB/XF												4,108			
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] W14 S8 FOP=[YR=2017] W14 S5 D3 R3 E11 N8\$ S8
 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11
 FOP=[YR=2017] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63\$.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							