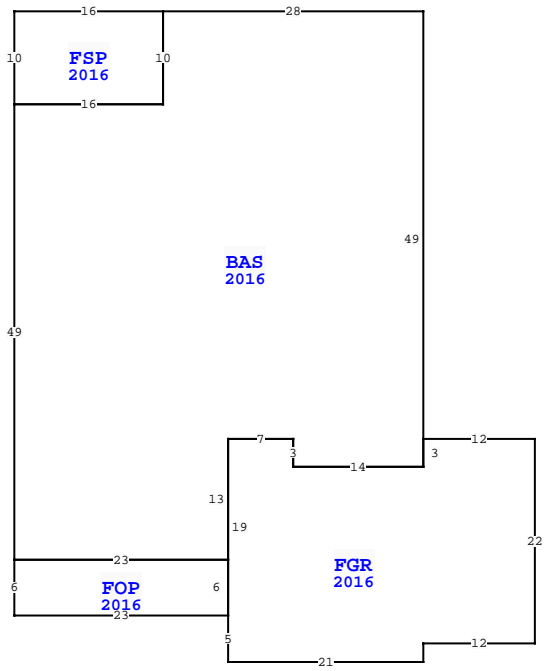


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	03
NEIGHBORHOOD/LOC	3031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,205	100	2,205
FGR	726	55	399
FOP	138	30	41
FSP	160	40	64
TOTALS	3,229		2,709
			369,303

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,709	117.7440	139.82	378,772	2016	2016	0	0	2.50	97.50
1 SNGL FAM - 100% - 2023 Heated Area: 2205 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			380,805
TOTAL MARKET OB/XF VALUE			8,494
TOTAL LAND VALUE - MARKET			285,000
TOTAL MARKET VALUE			674,299
SOH/AGL Deduction			0
ASSESSED VALUE			674,299
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			624,299
TOTAL JUST VALUE			674,299
NCON VALUE			11,502
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			537,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632620	CO ISSUED	0	12/20/2016
B1632620	NEW CONSTR	285,300	07/07/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/1278	8/25/2022	WD Q	Q	I	01	910,000
GRANTOR: STAMBERSKY NEIL & KRI						
GRANTEE: DOAN TAD						
2025/1738	1/27/2016	SW Q	Q	V	05	150,000
GRANTOR: HORNE SIDNEY B & LYNN						
GRANTEE: STAMBERSKY NEIL & K						

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	1,590.00	SF	5.20	5.20	100	2016	2016	3	97	8,020	
2	0855	CONC PAVER	0	100	0	57.00	SF	7.00	7.00	100	2016	2016	3	97	387	
3	0855	CONC PAVER	0	100	3	9.00	SF	10.00	10.00	100	2016	2016	3	97	87	

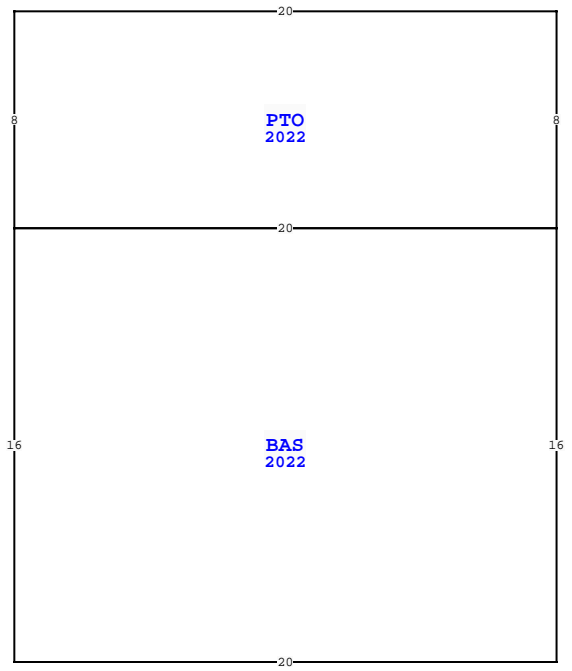
BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2016] W28 FSP=[YR=2016] W16 S10 E16 N10\$ S10 W16 S49
 FOP=[YR=2016] S6 E23 FGR=[YR=2016] S5 E21 N2 E12 N22 W12 S3
 W14 N3 W7 S19\$ N6 W23\$ E23 N13 E7 S3 E14 N49\$.

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	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000									
2	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000									

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	03	CONC FINSH 100	
Air Condition	99	N/A 100	
Heating Type		N/A 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality		06	Quality Level 06
DOR CODE		0100	SINGLE FAMILY
MAP NUM			MKT AREA 03
NEIGHBORHOOD/LOC		3031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	320	100	320
PTO	160	5	8
SUBAREA MARKET VALUE		11,221	
TOTALS		480	328
			11,502

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2023				Heated Area: 320				HX Base Yr 2023			



NASSAU COUNTY PROPERTY		PAGE 2 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		380,805	
TOTAL MARKET OB/XF VALUE		8,494	
TOTAL LAND VALUE - MARKET		285,000	
TOTAL MARKET VALUE		674,299	
SOH/AGL Deduction		0	
ASSESSED VALUE		674,299	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		624,299	
TOTAL JUST VALUE		674,299	
NCON VALUE		11,502	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		537,190	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/1278	8/25/2022	WD	Q	I	01	910,000
GRANTOR: STAMBERSKY NEIL & KRI						
GRANTEE: DOAN TAD						
2025/1738	1/27/2016	SW	Q	V	05	150,000
GRANTOR: HORNE SIDNEY B & LYNN						
GRANTEE: STAMBERSKY NEIL & K						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2022] W20 S8 BAS=[YR=2022] S16 E20 N16 W20\$ E20 N8\$.	

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

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	