



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
			386,750

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	147.18	398,711	2016	2016	0	0	3.00	97.00

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			398,136
TOTAL MARKET OB/XF VALUE			8,406
TOTAL LAND VALUE - MARKET			285,000
TOTAL MARKET VALUE			691,542
SOH/AGL Deduction			0
ASSESSED VALUE			691,542
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			641,542
TOTAL JUST VALUE			691,542
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			674,299

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
1	0811	CONCRETE B	0	100	0	1,590.00	SF	5.20	5.20	100	2016
2	0855	CONC PAVER	0	100	0	57.00	SF	7.00	7.00	100	2016
3	0855	CONC PAVER	0	100	3	9.00	SF	10.00	10.00	100	2016

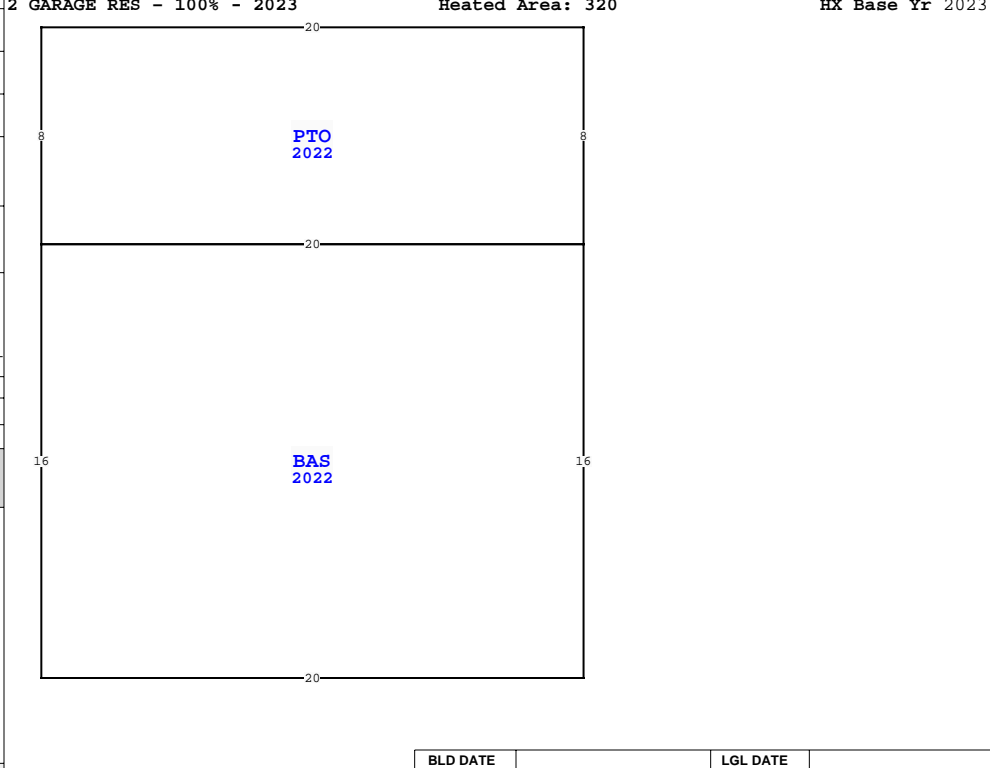
TOTAL OB/XF												8,406												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000							
2	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

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\$.	

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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		0 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
6500	01	328	101.2000	35.42	11,618	2021	2021	0	0	2.00	98.00		
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				398,136	
TOTAL MARKET OB/XF VALUE				8,406	
TOTAL LAND VALUE - MARKET				285,000	
TOTAL MARKET VALUE				691,542	
SOH/AGL Deduction				0	
ASSESSED VALUE				691,542	
TOTAL EXEMPTION VALUE	HX HB			50,000	
BASE TAXABLE VALUE				641,542	
TOTAL JUST VALUE				691,542	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				674,299	

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	SUBAREA MARKET VALUE
BAS	320	100	320	11,107
PTO	160	5	8	277
TOTALS	480		328	11,386

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						

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

BUILDING NOTES	

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

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