

LOT 3 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
SEA WATCH #2 PB 5/349-350

STERNSTEIN SUSAN & GERALD B
526 LORETTO AVE
CORAL GABLES, FL 33146

2024

00-SB-30-1941-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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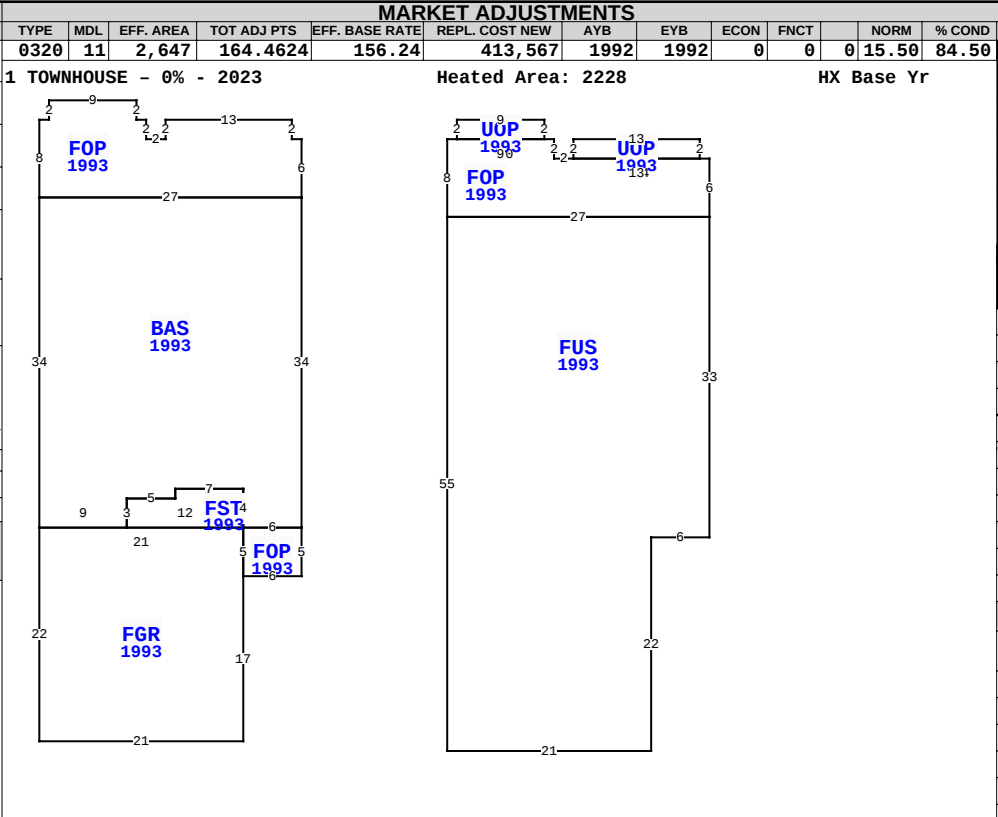
NEIGHBORHOOD/LOC	3015.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	875	115,520
FGR	462	55	254	33,534
FOP	30	30	9	1,188
FOP	184	30	55	7,261
FOP	228	30	68	8,977
FST	43	55	24	3,169
FUS	1,353	100	1,353	178,627
UOP	18	20	4	528
UOP	26	20	5	660

TOTALS	3,219		2,647	349,464
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0858	SCULP CONC	0	0	0	0	98.00	SF	13.00
2	0811	CONCRETE B	0	0	0	0	538.00	SF	5.20
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
4	1272	H-SHUTR MD	0	0	0	0	32.00	UT	133.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0		PUD	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024
INC DATE		AG DATE	MLU

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	0858	SCULP CONC	0	0	0	0	98.00	SF	13.00	13.00	100	1992	1992	3	88	1,121	
2	0811	CONCRETE B	0	0	0	0	538.00	SF	5.20	5.20	100	1992	1992	3	64	1,790	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	72	1,440	
4	1272	H-SHUTR MD	0	0	0	0	32.00	UT	133.00	133.00	100	2005	2005	3	24	1,021	

TOTAL OB/XF															5,372	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,100,000.00	1,100,000.00	1,100,000.00				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE					349,464
TOTAL MARKET OB/XF VALUE					5,372
TOTAL LAND VALUE - MARKET					1,100,000
TOTAL MARKET VALUE					1,454,836
SOH/AGL Deduction					0
ASSESSED VALUE					1,454,836
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					1,454,836
TOTAL JUST VALUE					1,454,836
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					1,357,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013400	REMODEL	75,000	08/31/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2591/1424	9/15/2022	QC U	I	11	
GRANTOR: STERNSTEIN SUSAN					
GRANTEE: STERNSTEIN SUSAN &					
2591/1422	9/15/2022	QC U	I	11	
GRANTOR: SGS MARITAL TRUST					
GRANTEE: STERNSTEIN SUSAN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W1 N2 W13 S2 W2 N2 W1 N2 W9 S2 W1 S8									
BAS=[YR=1993] S34 FGR=[YR=1993] S22 E21 N17 FOP=[YR=1993] E6									
N5 W6 S5 \$ N5 FST=[YR=1993] N4 W7 S1 W5 S3 E12 \$ W21 \$ E9 N3									
E5 N1 E7 S4 E6 N34 W27 \$ E27 N6 \$ PTR= E15 FOP=[YR=1993] E1									
UOP=[YR=1993] N2 E9 S2 W9 \$ E10 S2 E2 UOP=[YR=1993] N2 E13									
S2 W13 \$ E14 S6 FUS=[YR=1993] S33 W6 S22 W21 N55 E27 \$ W27 N8									
\$ W15 \$.									