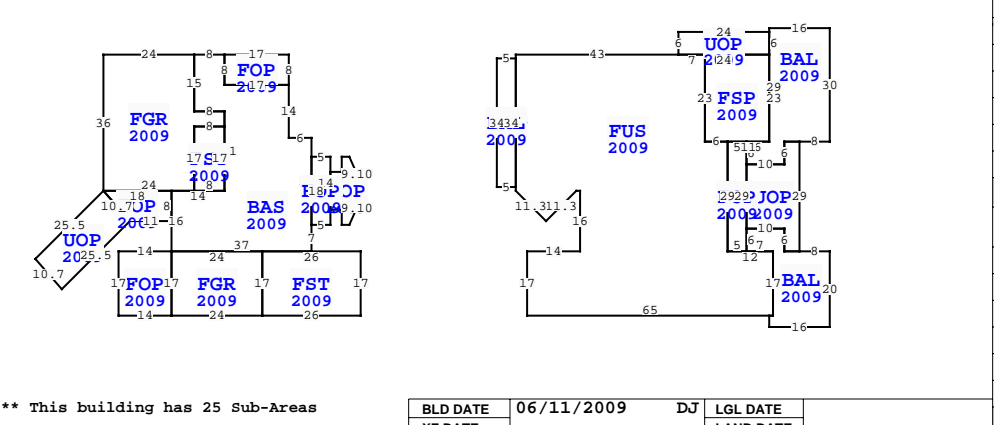


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 100
Roof Structur	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	08 DECORATIVE 100
Interior Floo	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	7.5 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	22	9,277	509.0355	763.55	7,083,453	2009	2009	0	0	0	7.00 93.00
1 SFR CUST - 100% - 2024 Heated Area: 7330 HX Base Yr 2024											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		6,587,611	
TOTAL MARKET OB/XF VALUE		87,169	
TOTAL LAND VALUE - MARKET		2,500,000	
TOTAL MARKET VALUE		9,174,780	
SOH/AGL Deduction		0	
ASSESSED VALUE		9,174,780	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		9,124,780	
TOTAL JUST VALUE		9,174,780	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		8,880,959	

Quality		06 Quality Level 06	
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA 10	
NEIGHBORHOOD/LOC 10014.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAL	8	15	1
BAL	138	15	21
BAL	170	15	26
BAL	238	15	36
BAL	363	15	54
BAL	540	15	81
BAS	1,272	100	1,272
FGR	408	55	224
FGR	896	55	493
FOP	90	30	27
TOTALS	13,063		9,277
		6,587,611	



PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014642		5,000	11/14/2023
C20942	CO ISSUED	0	05/07/2009
R11862	REPAIR/RRF	21,000	05/01/2009
B22304	NEW CONSTR	9,000	02/01/2009
M14166	H/AC	0	10/01/2008
P13057	OTHER	0	02/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/0620	11/22/2021	WD	Q	I	02	8,250,000

GRANTOR: BERKMAN BETTY L  
GRANTEE: COLDIRON BRETT & LA  
1530/1631 10/17/2007 WD Q V 2,677,500  
GRANTOR: 9 OCEAN CLUB LLC  
GRANTEE: BERKMAN DAVID & BET

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVR	0	100	0	0	0	3,977.00	SF	10.00	2009
2	0830	FLAGSTONE	0	100	0	0	0	102.00	SF	12.00	2009
3	1075	TRELLIS G	0	100	10	10	0	100.00	SF	35.00	2009
4	1075	TRELLIS G	0	100	10	10	0	100.00	SF	35.00	2009
5	0462	ST/AL FNC	0	100	0	0	0	90.00	SF	10.00	2009
6	0463	FENCE GATE	0	100	0	0	0	1.00	UT	300.00	2009
7	1126	CB/STC 8"	0	100	0	0	0	2,016.00	SF	8.00	2009
8	0504	FP-ELECTRI	0	100	0	0	0	2.00	UT	2,000.00	2009
9	0504	FP-ELECTRI	0	100	0	0	0	1.00	UT	2,000.00	2009
10	0861	POOL GUNIT	0	100	0	0	0	322.00	SF	85.00	2009

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
TOTALS 76,969											

BUILDING NOTES											
BUILDING DIMENSIONS											
FUS=[YR=2009;ORIG=60,0] E43 E7 S23 E6 S29 E12 S17 W65 N17 E14 N16 W1 D8L8 U8L8 N1 N35 \$											
FUS=[YR=2009;ORIG=0,-100] E26 S22 E6 S30 E12 S5 S12 W50 N17 E9 N16 E6 N8 W8 S8 W10 N13 E9 N23 \$											
BAS=[YR=2009;ORIG=-17,0] W8 S15 E8 S21 W14 S16 E37 N7 N23 W6 N14 W17 N8 \$											
FGR=[YR=2009;ORIG=-25,0] W24 S36 E24 N17 E8 N4 W8 N15 \$											
BAL=[YR=2009;ORIG=127,-6] N1 E16 S30 W8 W4 S6 W10 N6 E6 N29 \$											
FST=[YR=2009;ORIG=-7,69] E26 N17 W26 S17 \$											
FOP=[YR=2009;ORIG=26,-100] E11 S33 E2 S10 W2 S9 W5 N30 W6 N22 \$											
FGR=[YR=2009;ORIG=-31,69] E24 N17 W24 S17 \$											

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	2,500,000.00	2,500,000.00	2,500,000							

