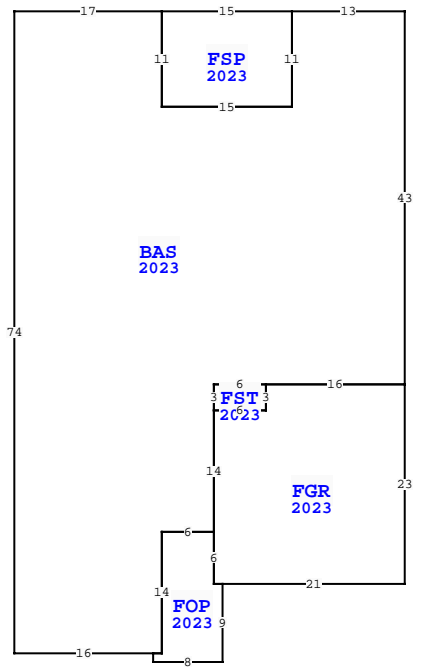


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,399	100	2,399
FGR	488	55	268
FOP	100	30	30
FSP	165	40	66
FST	18	55	10
TOTALS	3,170		2,773
			316,261

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,773	120.0528	114.05	316,261	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2399 HX Base Yr 2024											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		316,261	
TOTAL MARKET OB/XF VALUE		6,740	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		523,001	
SOH/AGL Deduction		176,461	
ASSESSED VALUE		346,540	
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE		291,540	
TOTAL JUST VALUE		523,001	
NCON VALUE		323,001	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		100,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001779	CO ISSUED	0	02/09/2023
22007159	NEW CONSTR	393,679	05/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/33	5/31/2023	WD	Q	I	01	650,000
GRANTOR: STANCIN SARA BETH & J						
GRANTEE: GREEN ROBERT L III						
2625/1412	3/15/2023	SW	Q	I	01	463,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: STANCIN SARA BETH &						

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	0855	CONC PAVER	0	100	0	674.00	SF	10.00	10.00	100	2023	2023		100	6,740	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=80,0] W13 S11 W15 N11 W17 S74 E16 E1 N14 E6 N14 N3 E6 E16 N43 \$	
FSP=[YR=2023;ORIG=52,0] E15 S11 W15 N11 \$	
FOP=[YR=2023;ORIG=52,60] E6 S6 E1 S9 W8 N1 E1 N14 \$	
FGR=[YR=2023;ORIG=64,43] E16 S23 W21 W1 N6 N14 E6 N3 \$	
FST=[YR=2023;ORIG=58,43] E6 S3 W6 N3 \$	

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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							