



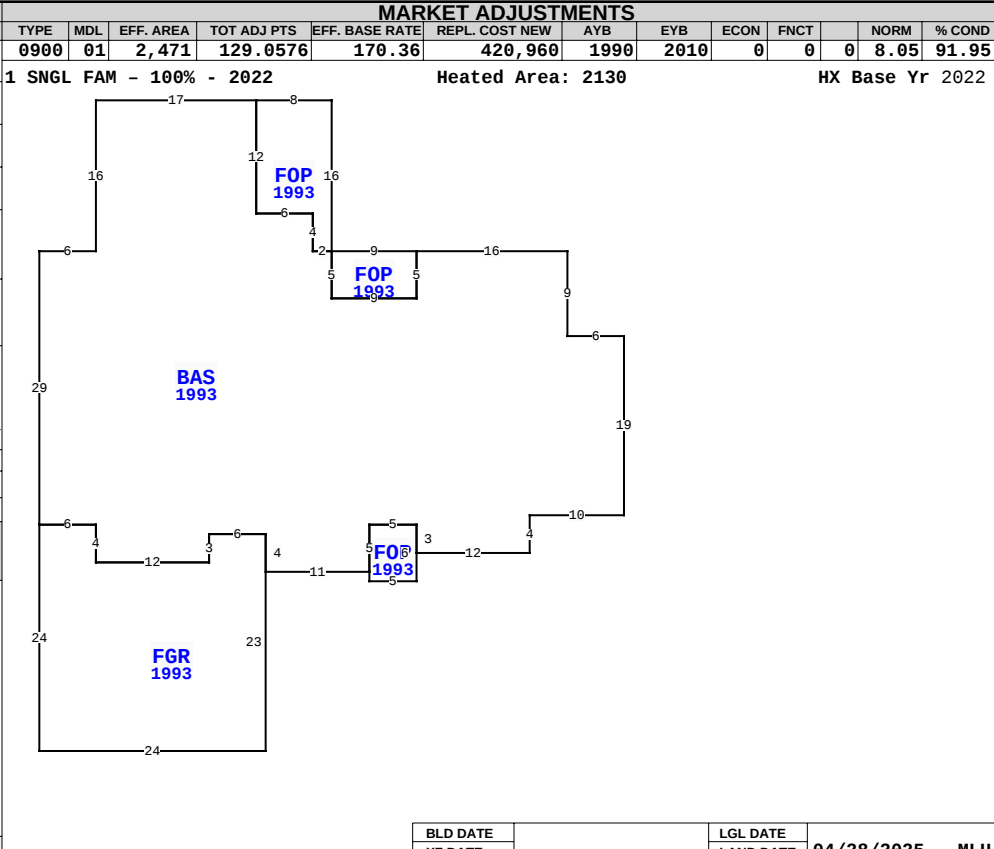
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100	1993	2,130	333,656
FGR	522	55	1993	287	44,957
FOP	30	30	1993	9	1,410
FOP	45	30	1993	14	2,193
FOP	104	30	1993	31	4,856
TOTALS	2,831			2,471	387,073

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,508.00	SF	4.00
3	0861	POOL GUNIT	0	100	28	16	448.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	973.00	SF	7.25
5	0910	SCRN RM L	0	100	0	0	1,414.00	SF	15.00
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00



TOTAL OB/XF									
22,403									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,508.00	SF	4.00
3	0861	POOL GUNIT	0	100	28	16	448.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	973.00	SF	7.25
5	0910	SCRN RM L	0	100	0	0	1,414.00	SF	15.00
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					387,073				
TOTAL MARKET OB/XF VALUE					22,403				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					684,476				
SOH/AGL Deduction					104,414				
ASSESSED VALUE					580,062				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					529,340				
TOTAL JUST VALUE					684,476				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					641,606				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20199	ELEC OTHER	0	11/01/2007
7570	SWIM POOL	22,050	10/03/1991
6504	NEW CONSTR	78,945	06/04/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2783/319	4/24/2025	LE	U	I	11	100	
GRANTOR: STINES ERNEST CHARLES							
GRANTEE: STINES TANNER CHARL							
2275/1617	4/24/2019	WD	Q	I	01	490,000	
GRANTOR: NISTAD JOHN R &							
GRANTEE: STINES ERNEST CHARL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W6 N9 W16 FOP=[YR=1993] W9 S5 E9 N5 \$ S5 W9 N5									
FOP=[YR=1993] N16 W8 S12 E6 S4 E2 \$ W2 N4 W6 N12 W17 S16 W6									
S29 FGR=[YR=1993] S24 E24 N23 W6 S3 W12 N4 W6 \$ E6 S4 E12 N3									
E6 S4 E11 FOP=[YR=1993] S1 E5 N6 W5 S5 \$ N5 E5 S3 E12 N4 E10									
N19 \$.									