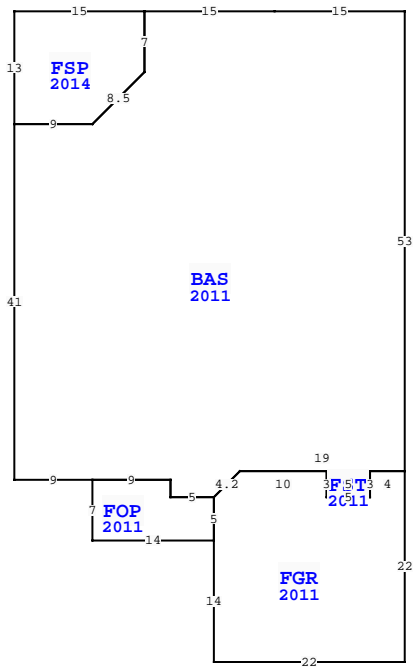


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1079.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,246	100	2011
FGR	465	55	2011
FOP	88	30	2011
FSP	177	40	2014
FST	15	55	2011
TOTALS	2,991		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 100%	- 2023								
					Heated Area: 2246							
						HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			484,389
TOTAL MARKET OB/XF VALUE			51,136
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			685,525
SOH/AGL Deduction			221,520
ASSESSED VALUE			464,005
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			413,283
TOTAL JUST VALUE			685,525
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			664,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0235	POOL ENC	11,808	07/30/2024
2022-1962	SCR RM= 360		03/25/2023
2022-2597	POOL= 286 DCK=246	89,000	03/23/2023
20221962	ADDITION	0	03/02/2022
20111147	NEW CONSTR	0	07/13/2011
20111105	H/AC	0	07/07/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/905	6/04/2025	WD	Q	I	01	825,000
GRANTOR: STANCZYK STANLEY M &						
GRANTEE: 567 PATRIOTS WAY LA						
2576/0800	7/08/2022	WD	U	I	11	100
GRANTOR: DUPREE JOSEPH H LVG T						
GRANTEE: STANCZYK STANLEY M						

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	0		7.00	7.00	100	2011	2011	3	91	3,542	
2	0855	CONC PAVER	0	100	0	0		7.00	7.00	100	2011	2011	3	91	701	
3	0500	FP-PRE FAB	0	100	0	0		3,500.00	3,500.00	100	2011	2011	3	94	3,290	
4	0462	ST/AL FNC	0	100	0	0		10.00	10.00	100	2022	2022	3	95	4,332	
5	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2024	2023		98	27,489	
6	0912	SCRN RM G	0	100	0	0		20.00	20.00	100	2024	2023		97	9,952	
7	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2024	2023		100	1,830	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/13/2024	MLU

BUILDING NOTES	
BAS=[YR=2011;ORIG=0,0] W15 W15 S7 D6L6 W9 S41 E9 E9 S2 E5 U3R3 E19 N53 \$	
FGR=[YR=2011;ORIG=-22,61] S14 E22 N22 W4 S3 W5 N3 W10 D3L3 S5 \$	
FSP=[YR=2014;ORIG=-45,0] S13 E9 U6R6 N7 W15 \$	
FOP=[YR=2011;ORIG=-36,54] S7 E14 N5 W5 N2 W9 \$	
FST=[YR=2011;ORIG=-4,53] S3 W5 N3 E5 \$	

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	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000								