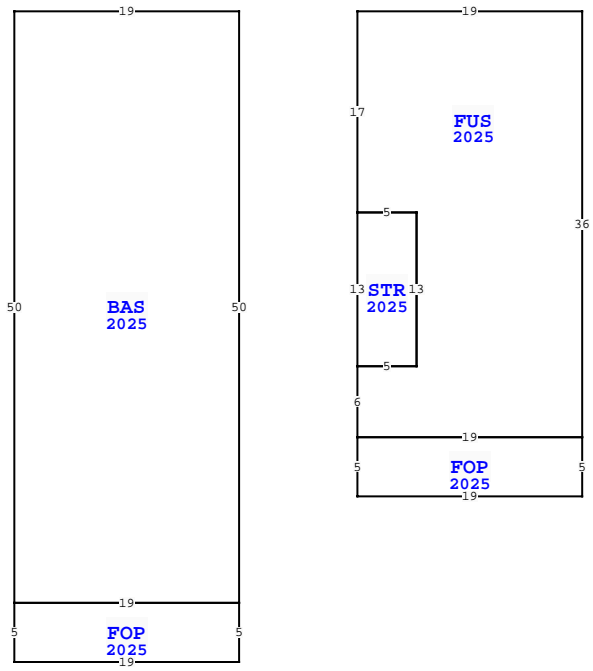


ELEMENT		CD	CONSTRUCTION
Exterior Wall	31		HARDIE BRD 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	03		COMP SHNGL 100
Interior Wall	05		DRYWALL 100
Interior Floor	11		CLAY TILE 50
Interior Floor	13		LVT/LAMNT 50
Air Condition	03		CENTRAL 100
Heating Type	04		AIR DUCTED 100
Bedrooms			3 100
Bathrooms			2.5 100
Frame	02		WOOD FRAME 100
Stories	2.		2. 100
Units			0 100
Occupancy	00		NONE 100
Quality	03		Quality Level 03
DOR CODE	0100		SINGLE FAMILY
MAP NUM			MKT AREA 01
NEIGHBORHOOD/LOC			1001.00

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%	- 2025								
				Heated Area: 1569							
					HX Base Yr 2025						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100	2025	950	230,413
FOP	95	30	2025	28	6,791
FOP	95	30	2025	28	6,791
FUS	619	100	2025	619	150,132
STR	65	10	2025	6	1,455
TOTALS	1,824			1,631	395,583

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	0810	CONCRETE A	0	100	0	687.00	SF	6.50	6.50	100	2025	2024		100	4,466	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			395,583
TOTAL MARKET OB/XF VALUE			4,466
TOTAL LAND VALUE - MARKET			74,375
TOTAL MARKET VALUE			474,424
SOH/AGL Deduction			86,321
ASSESSED VALUE			388,103
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			337,381
TOTAL JUST VALUE			474,424
NCON VALUE			400,049
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222674	SFR 1750 T		08/11/2023
2022-2674			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/1149	12/26/2024	WD	Q	I	01	555,000

BUILDING NOTES						
GRANTOR: MANGANARO FAMILY TRUS						
GRANTEE: WINN FRANCIS THOMAS						
2056/0775	6/28/2016	WD	U	V	11	100
GRANTOR: MANGANARO MARIO P & R						
GRANTEE: MANAGANARO FAMILY T						

BUILDING DIMENSIONS						
BAS=[YR=2025;ORIG=-50,0] W19 S50 E19 N50 \$						
FUS=[YR=2025;ORIG=-40,0] E19 S36 W19 N6 E5 N13 W5 N17 \$						
STR=[YR=2025;ORIG=-40,17] E5 S13 W5 N13 \$						
FOP=[YR=2025;ORIG=-40,36] E19 S5 W19 N5 \$						
FOP=[YR=2025;ORIG=-69,50] E19 S5 W19 N5 \$						

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	DPHT 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	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	0.70	4,250.00	2,975.00	74,375							