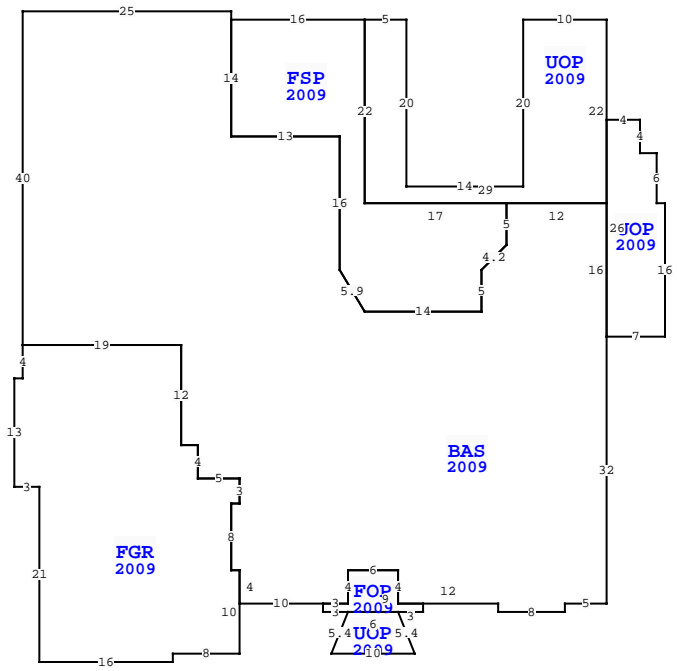


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,096	100	2009
FGR	839	55	2009
FOP	36	30	2009
FSP	481	40	2009
UOP	40	20	2009
UOP	164	20	2009
UOP	358	20	2009
TOTALS	5,014		

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: 3096						HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	1,306,476		
TOTAL MARKET OB/XF VALUE	48,935		
TOTAL LAND VALUE - MARKET	700,000		
TOTAL MARKET VALUE	2,055,411		
SOH/AGL Deduction	543,771		
ASSESSED VALUE	1,511,640		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	1,460,918		
TOTAL JUST VALUE	2,055,411		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,947,788		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20872	CO ISSUED	0	03/05/2009
M13755	MECH OTHER	0	04/01/2008
P13053	OTHER	0	02/01/2008
B21053	SWIM POOL	10,000	02/01/2008
B21054	SCRN ENCLOSURE	6,000	02/01/2008
E20348	ELEC OTHER	1,500	01/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2597/0136	10/13/2022	WD Q	Q	I	01	2,300,000
GRANTOR: SCULLEN STEPHEN III						
GRANTEE: ANDERSON RONALD R &						
2597/0134	10/13/2022	WD U	U	I	11	100
GRANTOR: SCULLEN STEPHEN III T						
GRANTEE: SCULLEN STEPHEN III						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2009
2	0855	CONC PAVER	0	100	0	3,181.00	SF	10.00	10.00	100	2009
3	0861	POOL GUNIT	0	100	0	280.00	SF	85.00	85.00	100	2009
4	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	2009
5	0855	CONC PAVER	0	100	0	309.00	SF	10.00	10.00	100	2009
6	0911	SCRN RM A	0	100	0	540.00	SF	17.50	17.50	100	2009
TOTALS											

BUILDING NOTES			
BLD DATE 02/02/2009 DJ			
LGL DATE		05/07/2025 MLU	
XF DATE			
INC DATE			

BUILDING DIMENSIONS											
UOP=[YR=2009] W10 S20 W14 N20 W5 FSP=[YR=2009] W16											
BAS=[YR=2009] N1 W25 S40 FGR=[YR=2009] S4 W1 S13 E3 S21 E16											
N1 E8 N10 W1 N8 E1 N3 W5 N4 W2 N12 W19 S12 E2 S4 E5 S3											
W1 S8 E1 S4 E10 FOP=[YR=2009] S1 E3 UOP=[YR=2009] D5 L2											
E10 U5 L2 W6 S E9 N1 W3 N4 W6 S4 W3 S E3 N4 E6 S4 E12 S1 E8											
N1 E5 N32 UOP=[YR=2009] E7 N16 W1 N6 W2 N4 W4 S26 S N16 W12											
S5 D3 L3 S5 W14 U5 L3 N16 W13 N14 S S14 E13 S16 D5 R3											
E14 N5 U3 R3 N5 W17 N22 S S22 E29 N22 S.											

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	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							