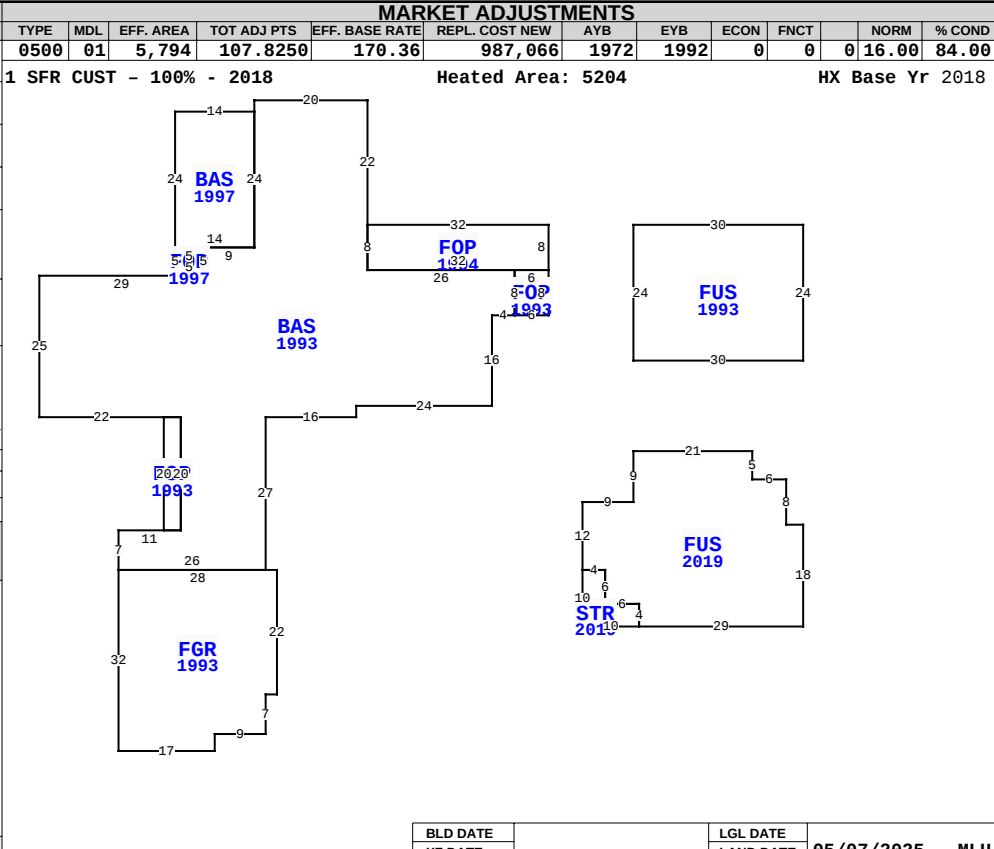




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	7	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,153	100	1993	3,153	451,202
BAS	336	100	1997	336	48,082
FGR	849	55	1993	467	66,829
FOP	48	30	1993	14	2,003
FOP	60	30	1993	18	2,575
FOP	256	30	1994	77	11,019
FOP	25	30	1997	8	1,145
FUS	720	100	1993	720	103,034
FUS	995	100	2019	995	142,387
STR	64	10	2019	6	858
TOTALS	6,506			5,794	829,135



NASSAU COUNTY PROPERTY		PAGE 1 of 2	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		829,135	
TOTAL MARKET OB/XF VALUE		42,871	
TOTAL LAND VALUE - MARKET		1,020,000	
TOTAL MARKET VALUE		1,892,006	
SOH/AGL Deduction		595,884	
ASSESSED VALUE		1,296,122	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		1,245,400	
TOTAL JUST VALUE		1,892,006	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,735,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901602	ADDITION	117,000	02/19/2019
B9603474	ADDITION	35,980	11/01/1996
E0740	CHNGE SRVC	1,800	02/01/1994
0310	ADDITION	36,315	06/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2652/663	6/30/2023	SW	U	I	11
GRANTOR: NADEAU STEPHEN R					
GRANTEE: NADEAU/PANNONE REV					
2029/0978	2/19/2016	WD	Q	I	01
GRANTOR: SUDDATH LOVICK P & NI					
GRANTEE: NADEAU STEPHEN R &					

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=1994] W32 BAS=[YR=1993] N22 W20 S2 BAS=[YR=1997] W14S24 FOP=[YR=1997] S5E5N5 W5\$ E14 N24\$ S24 W9 S5 W29 S25 E22 FOP=[YR=1993] S20 E3 N20 W3\$ E3 S20 W11 S7 FGR=[YR=1993] S32 E17 N3 E9 N7 E2 N22 W28\$ E26 N27 E16 N2 E24 N16 E4 FOP=[YR=1993] E6 N8 W6 S8\$ N8 W26 N8\$ S8 E32 N8\$ PTR= E15 FUS=[YR=1993] E30 S24 W30N24\$ W15\$ PTR=E15 S40 FUS=[YR=2019] E21 S5 E6 S8 E3 S18 W29 STR=[YR=2019] W10 N10 E4 S6 E6 S4\$ N4 W6 N6 W4 N12 E9 N9\$ W15 N40\$.									

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
1	0812	CONCRETE C	0	100	0	0	3,668.00	SF	4.00	4.00	100	1972	1972	3
2	0825	BRICK	0	100	0	0	651.00	SF	12.50	12.50	100	1972	1972	3
3	1242	WD DECK A	0	100	0	0	728.00	SF	10.00	10.00	100	1986	1986	3
4	1126	CB/STC 8"	0	100	80	4	320.00	SF	8.00	8.00	100	1972	1972	3
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1972	1972	3
6	1075	TRELLIS G	0	100	0	0	319.00	SF	35.00	35.00	100	1993	1993	3
7	0300	BOAT DCK W	0	100	0	0	992.00	SF	40.00	40.00	100	1990	1990	3
8	1126	CB/STC 8"	0	100	0	0	268.00	SF	8.00	8.00	100	1993	1993	3
9	0812	CONCRETE C	0	100	0	0	2,477.00	SF	4.00	4.00	100	1993	1993	3
10	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	1990	1990	3

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00
TOTAL OB/XF 28,707									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00

[illegible]