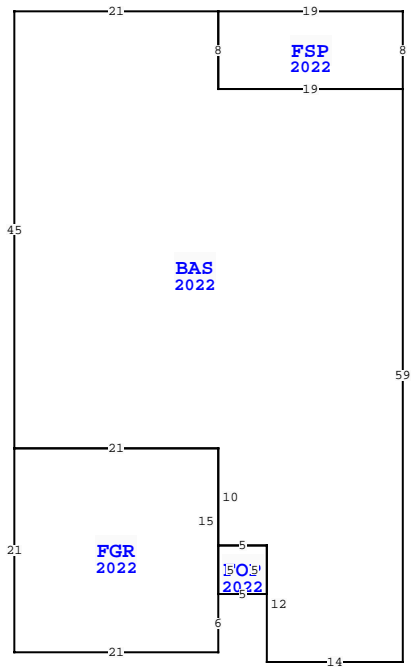




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,006	100	2022
FGR	441	55	2022
FOP	25	30	2022
FSP	152	40	2022
TOTALS	2,624		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,318	115.2480	115.25	267,150	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2024										Heated Area: 2006	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			265,814
TOTAL MARKET OB/XF VALUE			7,979
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			338,793
SOH/AGL Deduction			14,907
ASSESSED VALUE			323,886
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			273,164
TOTAL JUST VALUE			338,793
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			314,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006223	CO ISSUED	0	04/21/2022
21007841	NEW CONSTR	291,045	06/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/28	6/26/2023	WD Q	Q	I	01	403,000
GRANTOR: MANCINI COREY E & KEL						
GRANTEE: BARNES MICHAEL CHRIS						
2557/1519	4/21/2022	SW Q	Q	I	01	336,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MANCINI COREY EDWAR						

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 PAVR	0	100	0	806.00	SF	10.00	10.00	100	2022	2022	3	99	7,979	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2022] W19 BAS=[YR=2022] W21 S45 FGR=[YR=2022] S21 E21 N6 FOP=[YR=2022] E5 N5 W5 S5\$ N15 W21\$ E21 S10 E5 S12 E14 N59 W19 N8\$ S8 E19 N8\$.	

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	000134	C	RES POND	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							