



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 90

Exterior Wall12CEDAR 10

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 90

Interior Wall06CUST PANEL 10

Interior Floo11CLAY TILE 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms5100

Frame02WOOD FRAME 100

Stories3.3.100

Units0100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1053.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS8911001993891210,362

FGR51155199328166,343

FOP2230199371,653

FUS6491001993649153,227

FUS1,21510019931,215286,858

UOP122019932472

UOP4520199392,125

UOP182201993368,499

UOP2542019935112,041

TOTALS3,7813,141741,580

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0500113,141159.8150252.51793,134199320110006.5093.50

1 SFR CUST - 100% - 2024Heated Area: 2755HX Base Yr 2024

The diagram shows a large irregular lot divided into several smaller lots. The lots are labeled as follows: BAS 1993 (Basement), FGR 1993 (Front Yard), UOP 1993 (Upper Outdoor Pool), and FUS 1993 (Front Yard). The dimensions of each lot are provided.

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

741,58045,9061,330,0002,117,486152,6481,964,83850,7222,117,48601,909,464

PERMIT NUMDESCRIPTIONAMTISSUED

2024-0338ADDITION172,00007/12/2024

20130020REPAIR/RRF45,00001/03/2013

20122580ROOF12,01012/28/2012

20120251H/AC18,00002/14/2012

20101258REPAIR/RRF6,00008/02/2010

20062239REPAIR/RRF7,00009/26/2006

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

2799/13907/09/2025WD U I 11100

GRANTOR: LOUER JANE W REVOCABL

GRANTEE: LOUER FAMILY TRUST

2680/120511/20/2023WD U I 11100

GRANTOR: AMELIA SUNRISE LLC

GRANTEE: LOUER JANE W REVOCA

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W16 BAS=[YR=1993] N7 W1 N6 W27 S15 W3 S7 E3 S15 E16 FOP=[YR=1993] S2UOP=[YR=1993] S2 E6N2W6\$ E6N2W1N2W5S2 \$ N2 E5 N16E3N6 E4\$ W4S6W3S17 E23 N23 \$ PTR= E3SFUS=[YR=1993] E7S17 E23 N24 UOP=[YR=1993] N14 W9 S6W7S8 E16\$W16 N11 W3N2W2SUOP=[YR=1993] W3S15E3N15 \$ S15W3S7E3S15E16N2W2N15 E7 S15W7 N15\$ W35 \$ PTR= N25 FUS=[YR=1993] N13 W1N6E7N2E6N3 UOP=[YR=1993] E2N20W6S1W2S2W2S2W2S2 W2S14E6N1E6\$ W6 S1W6N14 W16S15 W3S7E3 S15E16\$ S25 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.00100199319933721,440

20858SCULP CONC010000151.00SF13.0013.00100199319933881,727

30810CONCRETE A010000474.00SF6.506.50100199319933641,972

40861POOL GUNIT01003517595.00SF85.0085.001001993199332010,115

50861POOL GUNIT01000032.00SF85.0085.0010019931993320544

60845KOOL DECK010000922.00SF7.257.25100199319933644,278

70820WOOD WALK010000780.00SF11.7511.75100199319933403,666

81242WD DECK A0100627162.00SF10.0010.0010019931993320324

90855CONC PAVER0100002,600.00SF10.0010.001002005200538421,840

TOTALS3,7813,141741,580

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000120CRES OCEAN100R-170.00400.0070.00FF1.001.001.0019,000.0019,000.001,330,000

REVIEW DATE12/04/2024BYDJTotal Acres: 0.00Total Land Value: 1,330,000Market: 0Agricultural: 0Common: 1,330,000PRINTED 07/30/2025 BY SYS