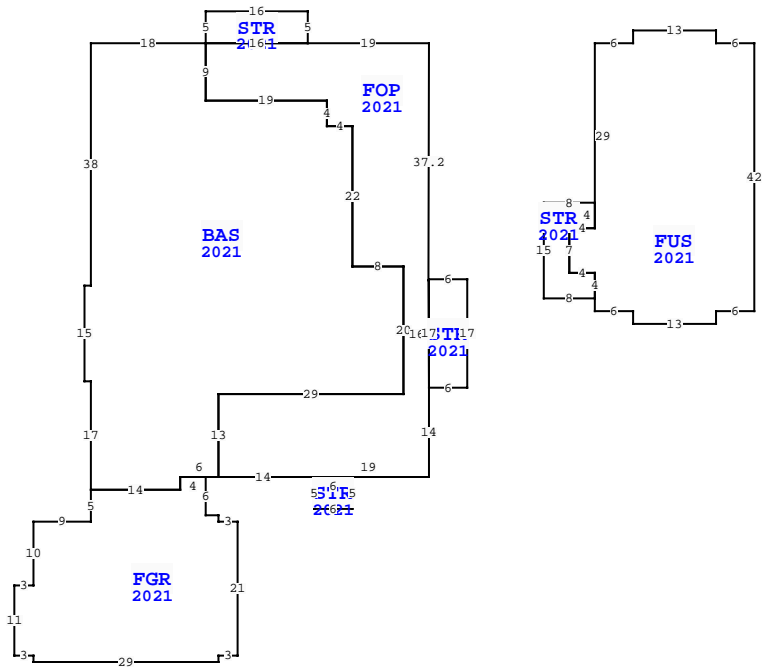


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	13	STAND SEAM	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2036.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,495	100	2021
FGR	834	55	2021
FOP	1,150	30	2021
FUS	1,130	100	2021
STR	30	10	2021
STR	80	10	2021
STR	92	10	2021
STR	102	10	2021
TOTALS	5,913		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR	CUST	- 0%	- 2020	Heated Area: 3625					HX	Base Yr		



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			2,182,175
TOTAL MARKET OB/XF VALUE			36,086
TOTAL LAND VALUE - MARKET			425,000
TOTAL MARKET VALUE			2,643,261
SOH/AGL Deduction			639,777
ASSESSED VALUE			2,003,484
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,003,484
TOTAL JUST VALUE			2,643,261
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,545,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200161	CO ISSUED	0	09/01/2021
20200161	NEW CONSTR	515,496	05/13/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/1106	4/30/2025	WD Q	Q	I	01	3,100,000

GRANTEE: DUMASIU VIDAS						
2309/1335	9/13/2019	WD Q	V	02		510,000

BUILDING NOTES						
GRANTEE: STUBBS REX E JR & KAR						
GRANTEE: THE RANGE AT CRANE IS						
GRANTEE: STUBBS REX E JR & K						

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 PAVER	0	0	0	3,445.00	SF	10.00	10.00	100	2021	2021	3	99	34,106	
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	

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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	425,000							