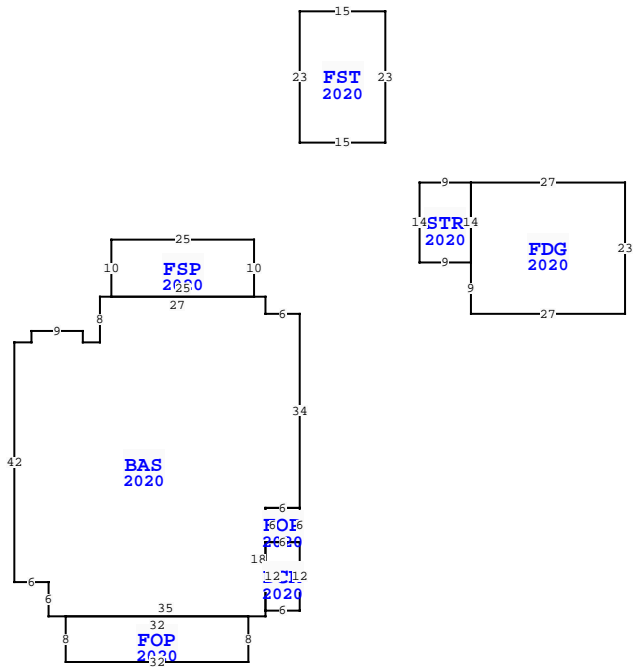


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	13	STAND SEAM	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 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	2,530	100	2020
DCK	72	10	2020
FDG	621	60	2020
FOP	36	30	2020
FOP	256	30	2020
FSP	250	40	2020
FST	345	55	2020
STR	126	10	2020
TOTALS	4,236		

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%	- 2021		1,590,389	2020	2020	0	0	0	1.50	98.50
					Heated Area: 2530							
						HX Base Yr 2021						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,566,533
TOTAL MARKET OB/XF VALUE			82,918
TOTAL LAND VALUE - MARKET			1,300,000
TOTAL MARKET VALUE			2,949,451
SOH/AGL Deduction			1,401,051
ASSESSED VALUE			1,548,400
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,497,678
TOTAL JUST VALUE			2,949,451
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,731,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190569	SWIM POOL	0	11/12/2019
20190421	NEW CONSTR	0	10/09/2019
20190422	GARAGE	0	10/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2200/0906	5/30/2018	WD Q	Q	V	01	938,300

GRANTOR: THE RANGE AT CRANE IS  
GRANTEE: HADLEY JEFFREY J &

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W6 N3 W2 FSP=[YR=2020] N10 W25 S10 E25 \$ W27 S8 W3 N2 W9 S2 W3 S42 E6 S6 E3 FOP=[YR=2020] S8 E32 N8 W32 \$ E35 N1 DCK=[YR=2020] E6 N12 FOP=[YR=2020] N6 W6 S6 E6 \$ W6 S12 \$ N18 E6 N34 \$ PTR= E30 FDG=[YR=2020] N9 STR=[YR=2020] W9 N14 E9 S14 \$ N14 E27 S23 W27 \$ W30 \$ PTR= N30 FST=[YR=2020] N23 E15 S23 W15 \$ S30 \$.	

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	100	0	4,338.00	SF	10.00	10.00	100	2020	2020	3	98	42,512	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
3	0861	POOL GUNIT	0	100	0	240.00	SF	85.00	85.00	100	2020	2020	3	90	18,360	
4	1244	WD DECK EX	0	100	36	1,116.00	SF	18.50	18.50	100	2020	2020	3	90	18,581	

LAND DESCRIPTION		TOTAL OB/XF													82,918									
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	000116	C	RES MARSH	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,300,000.00	1,300,000.00	1,300,000							