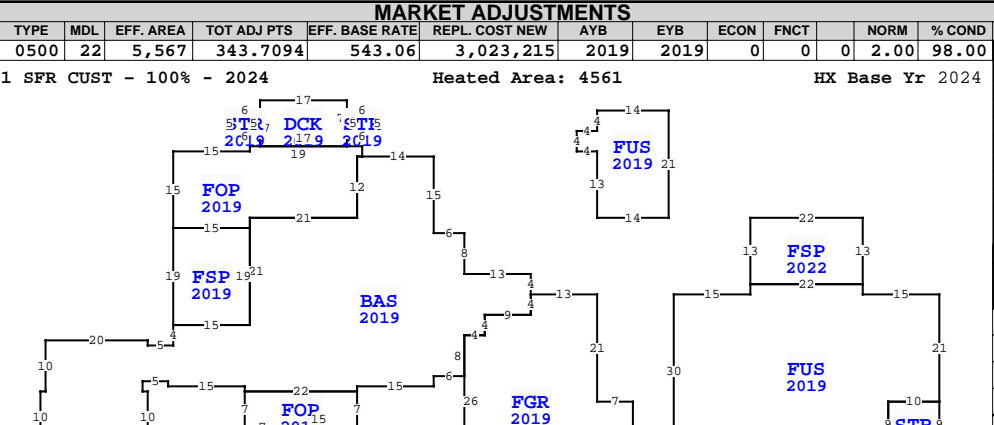


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		2,962,751	
TOTAL MARKET OB/XF VALUE		76,316	
TOTAL LAND VALUE - MARKET		1,300,000	
TOTAL MARKET VALUE		4,339,067	
SOH/AGL Deduction		662,202	
ASSESSED VALUE		3,676,865	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		3,626,143	
TOTAL JUST VALUE		4,339,067	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		4,073,241	

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
BAS	2,715	100
DCK	153	10
FGR	900	55
FOP	154	30
FOP	154	30
FOP	521	30
FSP	285	40
FSP	286	40
FUS	310	100
FUS	1,536	100
TOTALS	7,212	

TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
343.7094	543.06	3,023,215	2019	2019	0	0	2.00	98.00

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2025-0	INSTALL ELEVATOR	15,000	05/21/2025
20211418	SWIM POOL	85,000	07/27/2021
20184198	NEW CONSTR	621,975	12/13/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/94	8/11/2023	WD	Q	I	01	5,980,000
GRANTOR: 50 CORD GRASS COURT L						
GRANTEE: BROWN YALE ROBERT R						
2336/0262	1/22/2020	WD	Q	I	01	3,550,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: 50 CORD GRASS COURT						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2019
2	0855	CONC PAVER	0	100	0	0	1,676.00	SF	10.00	10.00	100	2019
3	0811	CONCRETE B	0	100	0	0	627.00	SF	5.20	5.20	100	2019
4	0855	CONC PAVER	0	100	0	0	147.00	SF	10.00	10.00	100	2019
5	0855	CONC PAVER	0	100	8	4	32.00	SF	10.00	10.00	100	2019
6	0855	CONC PAVER	0	100	8	4	32.00	SF	10.00	10.00	100	2019
7	0855	CONC PAVER	0	100	5	4	20.00	SF	10.00	10.00	100	2019
8	0855	CONC PAVER	0	100	5	4	20.00	SF	10.00	10.00	100	2019
9	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2022
10	0857	SANDSTONE/	0	100	0	0	472.00	SF	16.00	16.00	100	2022

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
TOTALS												
							7,212			5,567	2,962,751	

BUILDING NOTES												
FGR=[YR=2019] W13 BAS=[YR=2019] N4W13 N8W6 N15W14												
FOP=[YR=2019] N2W3 DCK=[YR=2019] N2 STR=[YR=2019] E6N5W6S5\$												
N7W17S2 STR=[YR=2019] W6S5E6N5\$ S7E17\$ W19 S1W15S15												
FSP=[YR=2019] S19E15N19W15\$ E15 N2 E21N12E1\$ W1S12 W21 S21												
W15S4W5N1W20 S10 W1S10W1S19 E7 S1E14 N20E1N10W1 N2 E5S1E15S1												
FOP=[YR=2019] S7E7 STP=[YR=2019] S6E8N6W8\$ E15N7W22\$												
E22N1E15N2E6N8E4N4E9 N4\$ S4W9S4W4 S26 E26N1E7N12W7 N21\$												
PTR=E15 FUS=[YR=2019] E15 N2 FSP=[YR=2022] N13E22S13W22\$												
E22S2E15 S21 STR=[YR=2019] S9 W10 N9 E10\$ W10 S9 W5 S1												
FOP=[YR=2019] S7 W22N7E22\$ W22N1W15N30\$ W15\$ PTR=N15												
FUS=[YR=2019] N13W4N4E4N4E14S21W14\$ S15\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1	000116	C	RES MARSH	100		R-1	0.00	0.00	1.00	LT	1.00	1.00

