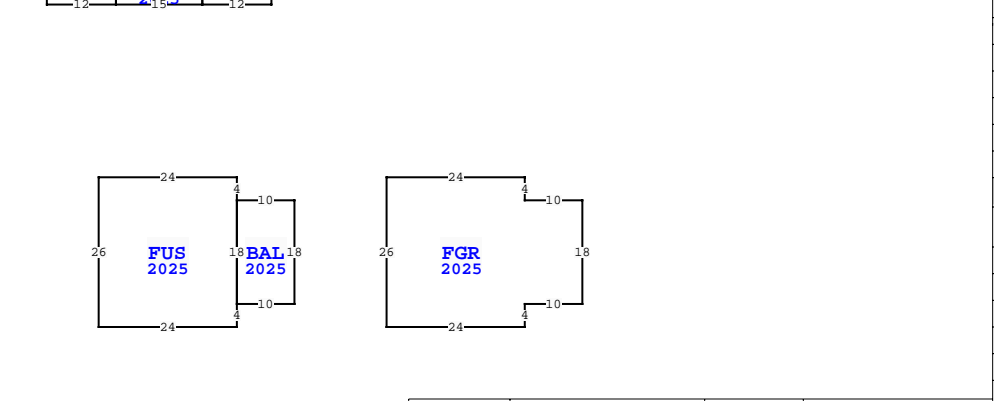


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100

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%	- 2025									Heated Area: 3179	HX Base Yr 2025



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	180	15	2025	27	13,479
BAS	1,895	100	2025	1,895	946,003
FGR	804	55	2025	442	220,651
FOP	10	30	2025	3	1,498
FOP	120	30	2025	36	17,972
FSP	336	40	2025	134	66,894
FUS	624	100	2025	624	311,507
FUS	660	100	2025	660	329,479
STR	80	10	2025	8	3,994
TOTALS	4,709			3,829	1,911,475

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,911,475
TOTAL MARKET OB/XF VALUE			39,830
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			2,301,305
SOH/AGL Deduction			0
ASSESSED VALUE			2,301,305
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			2,245,583
TOTAL JUST VALUE			2,301,305
NCON VALUE			1,951,305
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0423			12/11/2024
2023-0424	1398T 598H 0150BL	200,000	09/19/2023
2023-0423	2999T 2525H	1,000,000	09/19/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2453/0277	4/16/2021	WD Q	Q	V	02	358,000

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: HODGES HORACE C JR

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2025;ORIG=110,60] W12 N8 W15 S8 W12 N8 W1 N8 E2 N5 W2 N4 W1 N20 E1 N12 E13 S12 E28 E1 S20 W1 S17 W1 S8 \$</p> <p>FGR=[YR=2025;ORIG=130,90] E24 S4 E10 S18 W10 S4 W24 N26 \$</p> <p>FUS=[YR=2025;ORIG=140,10] E15 S22 E4 S3 E3 S4 W3 S2 W4 S6 W15 N4 N8 E3 N5 W3 W5 W1 N10 E2 N3 E4 N7 \$</p> <p>FSP=[YR=2025;ORIG=83,3] E28 S12 W28 N12 \$</p> <p>FOP=[YR=2025;ORIG=83,52] E15 S8 W15 N8 \$</p> <p>STR=[YR=2025;ORIG=140,43] W5 N13 E5 E3 S5 W3 S8 \$</p> <p>FOP=[YR=2025;ORIG=70,39] E2 S5 W2 N5 \$</p> <p>FUS=[YR=2025;ORIG=80,90] E24 S4 S18 S4 W24 N26 \$</p> <p>BAL=[YR=2025;ORIG=104,94] E10 S18 W10 N18 \$</p>	

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	1,983.00	SF	10.00	10.00	100	2025	2024		100	19,830	
2	0502	FP-CUSTOM	0	100	0	2.00	UT	10,000.00	10,000.00	100	2025	2024		100	20,000	

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	DPH 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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							