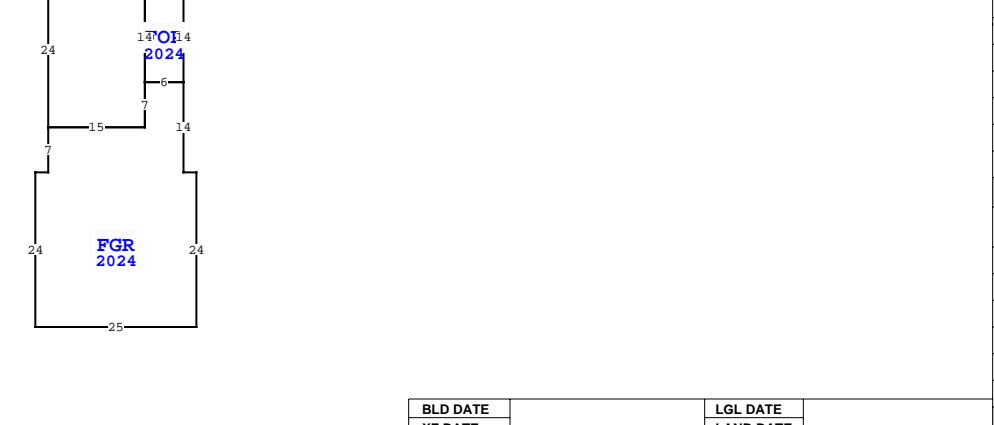


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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%	- 2024								
			Heated Area: 3201						HX Base Yr 2024			



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
BAS	2,323	100	2024	2,323	104,215
FGR	789	55	2024	434	206,298
FOP	48	30	2024	14	6,655
FOP	84	30	2024	25	11,884
FSP	324	40	2024	130	61,794
FUS	878	100	2024	878	417,349
STP	8	10	2024	1	475
STR	126	10	2024	13	6,179
UAT	282	10	2024	28	13,310
UOP	324	20	2024	65	30,897
TOTALS	5,186			3,911	1,859,055

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,859,055	
TOTAL MARKET OB/XF VALUE		65,770	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		2,249,825	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,249,825	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		2,199,103	
TOTAL JUST VALUE		2,249,825	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,189,989	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2264	CO		11/21/2023
20222406	SWIM POOL	75,000	09/22/2022
20222264	NEW CONSTR	539,347	08/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/0912	7/16/2021	WD	Q	V	01	400,000
GRANTOR: 226 DAVIES LLC						
GRANTEE: BALOK MARK J & BREN						
2353/0049	4/08/2020	WD	Q	V	01	325,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: 226 DAVIES LLC						

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	0			2,092.00	SF	10.00	100	2024	2023	100	20,920
2	0861	POOL GUNIT	0	100	0	0			294.00	SF	85.00	100	2024	2023	98	24,490
3	0855	CONC PAVER	0	100	0	0			486.00	SF	10.00	100	2024	2023	100	4,860
4	0462	ST/AL FNC	0	100	0	0			36.00	SF	10.00	100	2024	2023	98	353
5	0463	FENCE GATE	0	100	0	0			1.00	UT	300.00	100	2024	2023	99	297
6	0502	FP-CUSTOM	0	100	0	0			1.00	UT	10,000.00	100	2024	2023	100	10,000
7	0600	SUMMER KIT	0	100	0	0			1.00	UT	5,000.00	100	2024	2023	97	4,850

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE			
LAND DATE			
AG DATE			
BUILDING DIMENSIONS			
BAS=[YR=2024;ORIG=81,15] W6 S6 W8 N6 W14 W3 N2 W9 S2 W12 S44 E2 S24 E15 N7 N14 E6 N2 E2 N12 D0.1R27 N0.1 N21 W1 N12 \$			
FUS=[YR=2024;ORIG=105,15] S12 E9 S4 E1 S11 E2 S5 S12 W24 N44 E12 \$			
FGR=[YR=2024;ORIG=52,76] W6 S7 W15 S7 W2 S24 E25 N24 W2 N14 \$			
FSP=[YR=2024;ORIG=54,48] E27 S12 W27 N12 \$			
UOP=[YR=2024;ORIG=117,47] E8 E19 S12 W27 N12 \$			
UAT=[YR=2024;ORIG=125,28] W8 N12 W3 S12 S3 E1 S11 E2 S5 E8 N20 \$			
STR=[YR=2024;ORIG=114,15] N2 W9 S2 S12 E9 N12 \$			
FOP=[YR=2024;ORIG=46,62] E6 S14 W6 N14 \$			
FOP=[YR=2024;ORIG=67,15] E8 S6 W8 N6 \$			

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	DPTH 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	325,000.00	325,000.00	325,000							