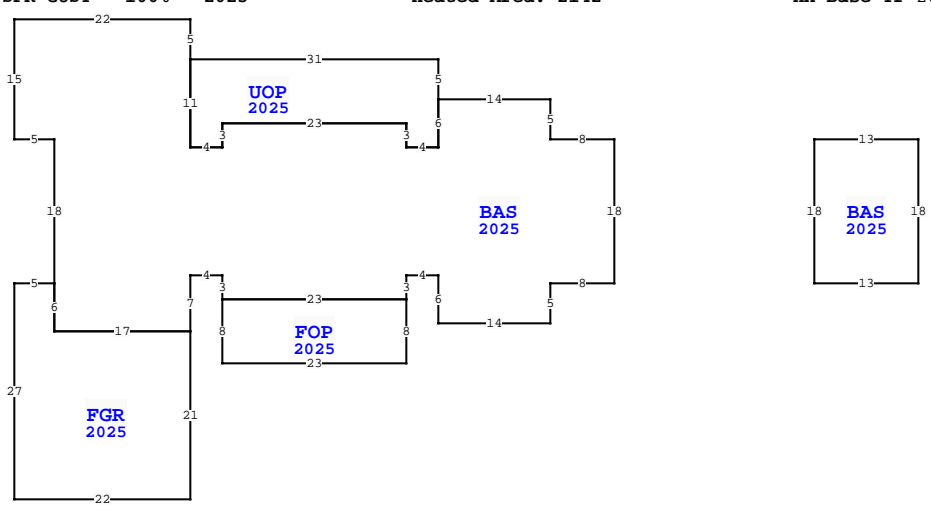


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
BAS	234	100
BAS	1,908	100
FGR	492	55
FOP	184	30
UOP	272	20
TOTALS	3,090	

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: 2142						
						HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			1,357,593
TOTAL MARKET OB/XF VALUE			14,875
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			1,872,468
SOH/AGL Deduction			0
ASSESSED VALUE			1,872,468
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,821,746
TOTAL JUST VALUE			1,872,468
NCON VALUE			1,372,468
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			500,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230331	SFR 1946- HTD		07/20/2023
2023-0331			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2258/0148	2/21/2019	WD Q	Q	V	01	382,500

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: ERVIN WILLIAM C & S

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=20,10] E22 S5 S11 E4 N3 E23 S3 E4 N6 E14 S5 E8 S18 W8 S5 W14 N6 W4 S3 W23 N3 W4 S7 W17 N6 N18 W5 N15 \$	
UOP=[YR=2025;ORIG=42,26] E4 N3 E23 S3 E4 N6 N5 W31 S11 \$	
FGR=[YR=2025;ORIG=25,49] N6 W5 S27 E22 N21 W17 \$	
FOP=[YR=2025;ORIG=46,45] E23 S8 W23 N8 \$	
BAS=[YR=2025;ORIG=120,25] E13 S18 W13 N18 \$	

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	0810	CONCRETE A	0	100	0	0		750.00	SF	6.50	6.50	100	2025	2024	100	4,875
2	0502	FP-CUSTOM	0	100	0	0		1.00	UT	10,000.00	10,000.00	100	2025	2024	100	10,000

LAND DESCRIPTION																								
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	000116	C	RES MARSH	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							