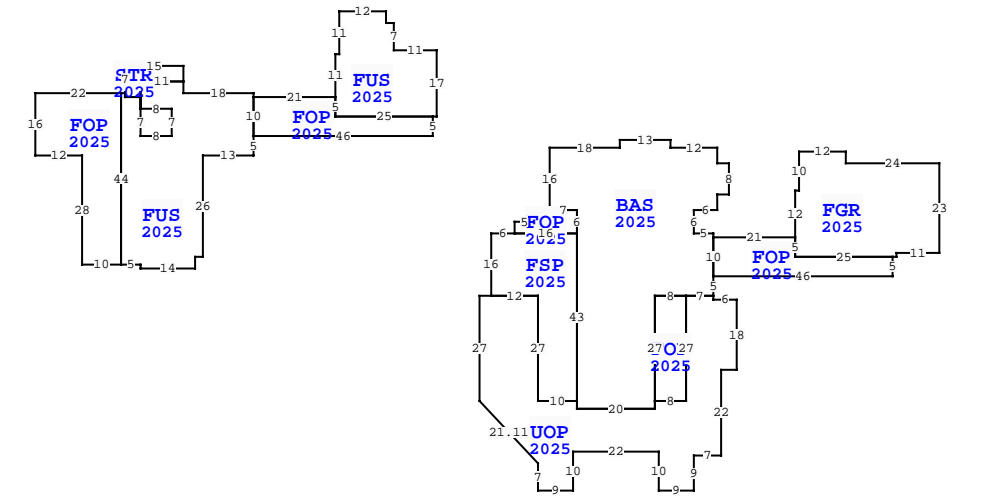




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	
0500	22	5,301	330.7452	522.58	2,770,197	2024	2024	0	0	0	0.00	100.00



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	2,058	100	2025	2,058	1,075,470
FGR	906	55	2025	498	260,245
FOP	81	30	2025	24	12,542
FOP	216	30	2025	65	33,968
FOP	335	30	2025	100	52,258
FOP	335	30	2025	100	52,258
FOP	632	30	2025	190	99,290
FSP	622	40	2025	249	130,122
FUS	575	100	2025	575	300,484
FUS	1,115	100	2025	1,115	582,677
TOTALS	8,547			5,302	2,770,197

** This building has 12 Sub-Areas

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

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	0	0	0	400.00	SF	10.00	10.00	100	2025	2024		100	4,000	
2	0502	FP-CUSTOM	0	0	0	0	2.00	UT	10,000.00	10,000.00	100	2025	2024		100	20,000	
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
4	0861	POOL GUNIT	0	0	22	13	286.00	SF	85.00	85.00	100	2025	2024		100	24,310	
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

TOTAL OB/XF													55,310				
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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	DPHT 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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,000,000.00	1,000,000.00	1,000,000								

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				2,770,197			
TOTAL MARKET OB/XF VALUE				55,310			
TOTAL LAND VALUE - MARKET				1,000,000			
TOTAL MARKET VALUE				3,825,507			
SOH/AGL Deduction				59,500			
ASSESSED VALUE				3,766,007			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				3,766,007			
TOTAL JUST VALUE				3,825,507			
NCON VALUE				2,825,507			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				855,000			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230059	274SF 861	75,000	02/20/2023
20222095	5655SF T	618,791	04/13/2022
2022-2095			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0520	11/05/2021	WD	U	V	37	185,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: CONLEY JANET F 2003						
2477/1169	6/30/2021	WD	Q	V	01	1,000,000
GRANTOR: MURRAY PAUL						
GRANTEE: CONLEY JANET F 2003						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=40,10] E18 N2 E13 S2 E12 S4 E3 S8 W3 S4 W6 S6 E5 S1 S10 S5 W7 W8 S27 S2 W20 N2 N43 N6 W7 N16 \$												
FOP=[YR=2025;ORIG=47,26] W7 W4 S3 W5 S3 E16 N6 \$												
FSP=[YR=2025;ORIG=47,32] W16 W6 S16 E12 S27 E10 N43 \$												
UOP=[YR=2025;ORIG=22,75] N27 E3 E12 S27 E10 S2 E20 N2 E8 N27 E7 S1 E6 S18 W4 S22 W7 S9 W9 N10 W22 S10 W9 N7 U16L15 \$												
FOP=[YR=2025;ORIG=67,48] E8 S27 W8 N27 \$												
FOP=[YR=2025;ORIG=82,33] E21 S5 E25 S5 W46 N10 \$												
FUS=[YR=2025;ORIG=-70,40] E5 S1 E14 N3 E2 N26 E13 N5 N10 N1 W18 N3 W11 S4 S3 E8 S7 W8 N7 N3 W4 N1 W1 S44 \$												
STR=[YR=2025;ORIG=-69,-3] N1 N7 E15 S4 W11 S4 W4 \$												
FOP=[YR=2025;ORIG=-70,-4] W22 S16 E12 S28 E10 N44 \$												