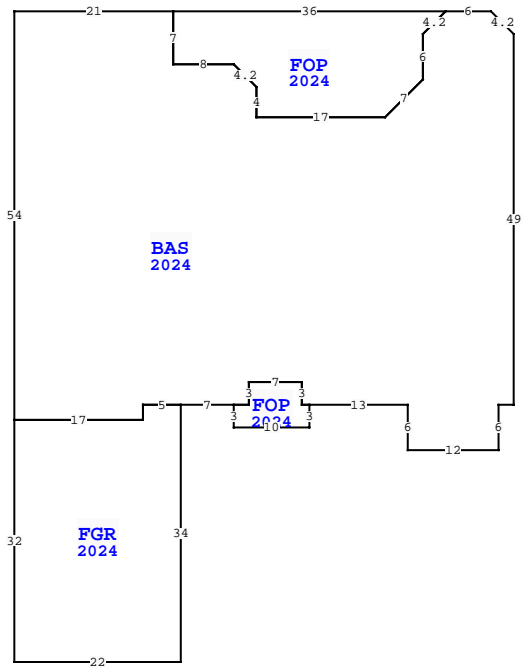


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,131	100	2024
FGR	714	55	2024
FOP	51	30	2024
FOP	382	30	2024
TOTALS	4,278		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,654	103.9500	164.24	600,133	2023	2023	0	0	0.00	100.00
1 SFR CUST - 100% - 2024										Heated Area: 3131	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			600,133
TOTAL MARKET OB/XF VALUE			64,763
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			864,896
SOH/AGL Deduction			163,984
ASSESSED VALUE			700,912
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			650,190
TOTAL JUST VALUE			864,896
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			800,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006807	POOL SCREEN ENCLO	15,296	06/07/2024
SP230011099	POOL	125,000	08/31/2023
23002858	NEW CONSTR	593,543	03/02/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/0954	12/01/2020	WD	Q	V	01	125,000
GRANTOR: SASANFAR FAMILY TRUST						
GRANTEE: AKRIDGE DAVID S & K						
2228/0642	9/29/2018	QC	U	V	11	100
GRANTOR: SASANFAR GUY S & GAIL						
GRANTEE: SASANFAR FAMILY TRU						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=80,0] U3L3 W6 D3L3 S6 D5L5 W17 N4 U3L3 W8 N7 W21 S54 E17 N2 E5 E7 E2 N3 E7 S3 E1 E13 S6 E12 N6 E2 N49 \$	
FOP=[YR=2024;ORIG=35,-3] S7 E8 D3R3 S4 E17 U5R5 N6 U3R3 W36 \$	
FGR=[YR=2024;ORIG=14,51] E17 N2 E5 S34 W22 N32 \$	
FOP=[YR=2024;ORIG=45,46] E7 S3 E1 S3 W10 N3 E2 N3 \$	

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	0811	CONCRETE B	0	100	0	0	1,288.00	SF	5.20	5.20	100	2024	2023		100	6,698	
2	0911	SCRN RM A	0	100	0	0	968.00	SF	17.50	17.50	100	2024	2023		97	16,432	
3	0861	POOL GUNIT	0	100	0	0	407.00	SF	85.00	85.00	100	2024	2023		98	33,903	
4	0855	CONC PAVER	0	100	0	0	579.00	SF	10.00	10.00	100	2024	2023		100	5,790	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							