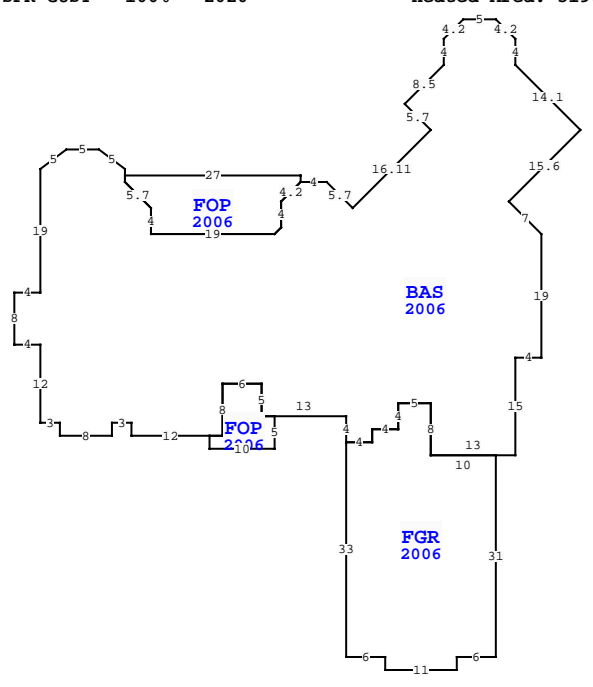


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	90		
Exterior Wall	21	STONE	10		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	60		
Interior Floor	15	HARDTILE	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms			4	100	
Bathrooms			3	100	
Frame	02	WOOD FRAME	100		
Stories	1.	1. 100			
Units	0	100			
Occupancy	00	NONE	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,190	100	2006	3,190	488,170
FGR	799	55	2006	439	67,181
FOP	74	30	2006	22	3,367
FOP	199	30	2006	60	9,182
TOTALS	4,262			3,711	567,899

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%	- 2020								
					Heated Area: 3190						
					HX Base Yr 2020						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			567,899
TOTAL MARKET OB/XF VALUE			28,620
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			796,519
SOH/AGL Deduction			328,712
ASSESSED VALUE			467,807
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			412,085
TOTAL JUST VALUE			796,519
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			635,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2003739	H/AC	6,049	05/01/2020
B18761	XFOB	13,300	11/01/2006
M11715	MECH OTHER	0	07/01/2006
C0617697	CO ISSUED	445,000	05/01/2006
P11122	OTHER	0	05/01/2006
R09259	REPAIR/RRF	17,500	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/1926	6/24/2022	QC	U	I	11	100
GRANTOR: MASFERRER MAURICIO &						
GRANTEE: MASFERRER MAURICIO						
2232/1803	10/19/2018	WD	Q	I	02	500,000
GRANTOR: JAKOBER ROBERT W						
GRANTEE: MASFERRER MAURICIO						

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		6.50	6.50	100	2006	2006	3	86	9,307	
2	0911	SCRN RM A	0	100	0	0		17.50	17.50	100	2006	2006	3	24	2,801	
3	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2006	2006	3	40	11,424	
4	0871	POOL HTR R	0	100	0	0		4,000.00	4,000.00	100	2006	2006	3	24	960	
5	0845	KOOL DECK	0	100	0	0		14.50	14.50	100	2006	2006	3	86	4,128	

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

BUILDING DIMENSIONS														
BAS=[YR=2006] N15E4N19 L5 U5 R11 U11 U10 L10 N4 U3 L3 W5 D3 L3 S4 L6 D6 D4 R4 D12 L12 U4 L4 W4 FOP=[YR=2006] N1W27S1 D4 R4 S4 E19 U1 R1 N4 R3 U3 \$ D3 L3 S4 D1 L1 W19N4 U4 L4 N2 L4 U3 W5 D3 L4 S19 W4S8E4S12E3S2E8 N2 E3S2 E12FOP=[YR=2006] S2E10N5W2N5 W6S8W2\$E2N8E6S5E13S4 FGR=[YR=2006] S33 E6S2E11N2E6N31W10N8W5S4W4 S2W4\$ E4N2E4N4E5S8E13\$.														

LAND DESCRIPTION										TOTAL OB/XF										28,620				
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	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							