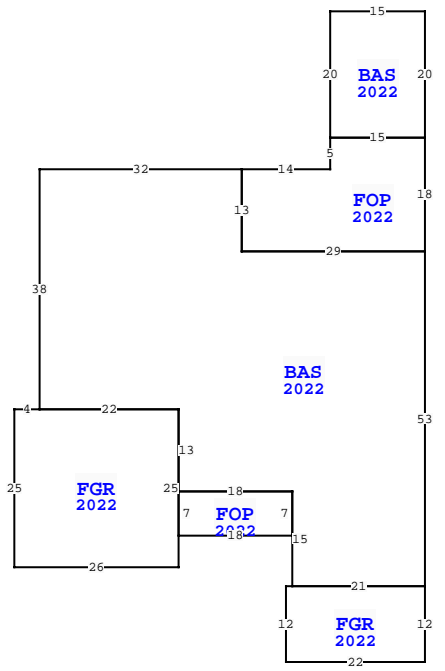


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	03	MASONRY	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
BAS	300	100	2022
BAS	2,763	100	2022
FGR	264	55	2022
FGR	650	55	2022
FOP	126	30	2022
FOP	452	30	2022
TOTALS	4,555		

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%	- 2023								
Heated Area: 3063						HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		771,500	
TOTAL LAND VALUE - MARKET		81,301	
TOTAL MARKET VALUE		200,000	
SOH/AGL Deduction		1,052,801	
ASSESSED VALUE		71,832	
TOTAL EXEMPTION VALUE	HX HB	980,969	
BASE TAXABLE VALUE		50,722	
TOTAL JUST VALUE		930,247	
NCON VALUE		1,052,801	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		984,606	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009256	ENCLOSURE	11,250	07/19/2023
21009525	CO ISSUED	0	11/01/2022
20002531	SWIM POOL	81,536	02/15/2022
B2114933	NEW CONSTR	524,525	10/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/778	7/08/2025	WD	Q	I	01	1,300,000
GRANTOR: BROWN STEPHEN M & MIS						
GRANTEE: FELDMAN STEPHEN & C						
2722/1993	5/20/2024	LE	U	I	11	100
GRANTOR: BROWN STEPHEN MICHAEL						
GRANTEE: BROWN STEPHEN & MIS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2022
2	0504	FP-ELECTRI	0	100	0	0		2,000.00	2,000.00	100	2022
3	0462	ST/AL FNC	0	100	0	0		10.00	10.00	100	2022
4	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2022
5	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2022
6	0912	SCRN RM G	0	100	0	0		20.00	20.00	100	2024

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

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2022] W15 S20 FOP=[YR=2022] S5 W14 BAS=[YR=2022] W32 S38 FGR=[YR=2022] W4 S25 E26 N25 W22\$ E22 S13 FOP=[YR=2022] S7 E18 N7 W18\$ E18 S15 FGR=[YR=2022] W1 S12 E22 N12 W21\$ E21 N53 W29 N13\$ S13 E29 N18 W15\$ E15 N20\$.											

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							