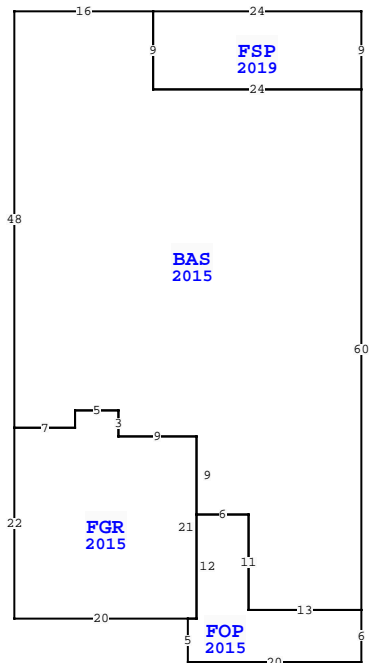


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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		4144.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,036	100
FGR	463	55
FOP	185	30
FSP	216	40
TOTALS	2,900	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 0% - 0 Heated Area: 2036 HX Base Yr											



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,016
TOTAL MARKET OB/XF VALUE		13,251
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		356,267
SOH/AGL Deduction		27,328
ASSESSED VALUE		328,939
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		328,939
TOTAL JUST VALUE		356,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2004488	H/AC	0	06/01/2020
B1529951	NEW CONSTR	256,033	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/0088	1/06/2021	QC	U	I	11	100
GRANTOR: STEWART PATRICIA TRUA						
GRANTEE: STEWART STEVEN L						
2034/1655	3/17/2016	SW	Q	I	01	240,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: STEWART STEVEN L &						

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	0	0	0	619.00	SF	6.50	6.50	100	2015	2015	3	95	3,822	
2	0810	CONCRETE A	0	0	0	0	24.00	SF	6.50	6.50	100	2015	2015	3	95	148	
3	0476	VF 6 SBPL	0	0	0	0	324.00	LF	32.00	32.00	100	2015	2015	3	87	9,020	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2019] W24 BAS=[YR=2015] W16 S48 FGR=[YR=2015] S22 E20 FOP=[YR=2015] S5 E20 N6 W13 N11 W6 S12 W1\$ E1 N21 W9 N3 W5 S2 W7\$ E7 N2 E5 S3 E9 S9 E6 S11 E13 N60 W24 N9 \$ S9 E24 N9\$.	

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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							