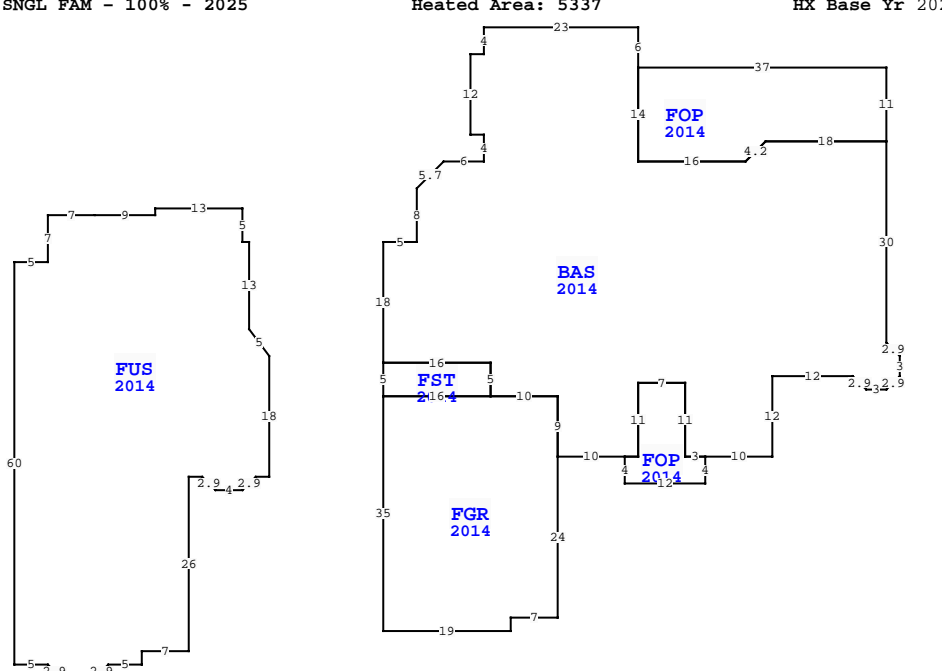


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		4.5 100			
Frame	02	WOOD FRAME 100			
Stories		2. 2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4056.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,198	100	2014	3,198	455,229
FGR	896	55	2014	493	70,177
FOP	125	30	2014	38	5,409
FOP	460	30	2014	138	19,644
FST	80	55	2014	44	6,263
FUS	2,139	100	2014	2,139	304,483
TOTALS	6,898			6,050	861,205

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	6,050	113.5155	149.84	906,532	2007	2014	0	0	5.00	95.00
1 SNGL FAM - 100% - 2025											
Heated Area: 5337											
HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		861,205	
TOTAL MARKET OB/XF VALUE		188,924	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		1,275,129	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,275,129	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		1,224,407	
TOTAL JUST VALUE		1,275,129	
NCON VALUE		5,220	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,282,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009269	POOL ENCL	20,416	07/20/2023
22005400	GARAGE	22,993	04/07/2022
21014902	SWIM POOL	123,720	10/28/2021
B0719428	CO ISSUED	0	08/14/2014
E19588	ELEC OTHER	5,000	07/01/2007
M12884	MECH OTHER	0	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2759/703	12/23/2024	WD Q	Q	I	01	1,335,000
GRANTOR: STEWART JEFFREY D & N						
GRANTEE: TRUST OF ROBERT M &						
2396/1665	9/25/2020	WD U	I	11		100
GRANTOR: STEWART JEFFREY D						
GRANTEE: STEWART NICOL M & J						

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	0812	CONCRETE C	0	100	0	0	4,461.00	SF	4.00	4.00	100	2014	2014	3	94	16,773	
2	0300	BOAT DCK W	0	100	0	0	2,005.00	SF	40.00	40.00	100	2015	2015	3	75	60,150	
3	0303	FLT DOCK W	0	100	15	10	150.00	SF	26.00	26.00	100	2015	2015	3	75	2,925	
4	0310	AL GANG WY	0	100	0	0	14.00	LF	115.00	115.00	100	2015	2015	3	65	1,047	
5	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2015	2015	3	65	1,625	
6	0317	DCK PLNG W	0	100	0	0	5.00	UT	1,000.00	1,000.00	100	2015	2015	3	65	3,250	
7	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	2015	2015	3	65	4,680	
8	0861	POOL GUNIT	0	100	33	16	561.00	SF	85.00	85.00	100	2022	2022	3	95	45,301	
9	0911	SCRN RM A	0	100	0	0	1,648.00	SF	17.50	17.50	100	2022	2022	3	93	26,821	
10	0855	CONC PAVER	0	100	0	0	1,120.00	SF	10.00	10.00	100	2022	2022	3	99	11,088	
TOTALS															173,660		

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	000131	C	RES CREEK	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																							
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12	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2014		96	3,360																																																																																																																																																								
13	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2022		93	1,860																																																																																																																																																								
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