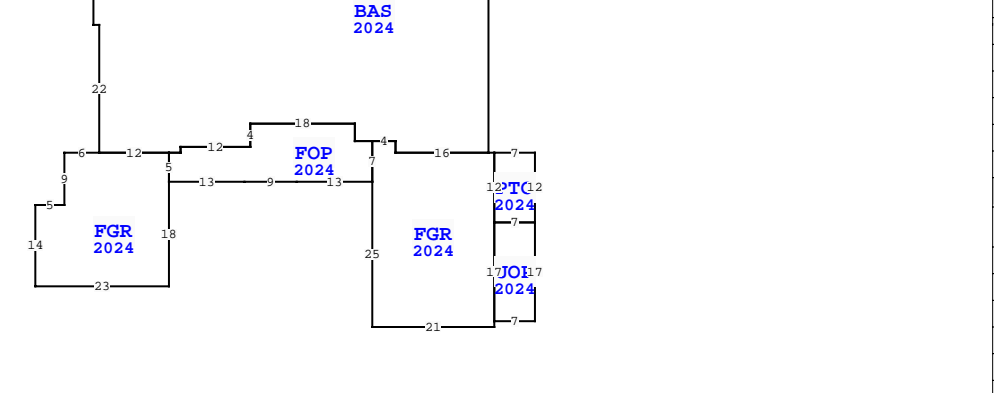


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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%	- 2024									
Heated Area: 3590						HX Base Yr 2024						



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,346,871	
TOTAL MARKET OB/XF VALUE		71,060	
TOTAL LAND VALUE - MARKET		390,000	
TOTAL MARKET VALUE		1,807,931	
SOH/AGL Deduction		378,546	
ASSESSED VALUE		1,429,385	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		1,378,663	
TOTAL JUST VALUE		1,807,931	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,389,101	

Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4014.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,590	100	2024	3,590	1,020,099
FGR	484	55	2024	266	75,584
FGR	638	55	2024	351	99,737
FOP	283	30	2024	85	24,153
FSP	356	40	2024	142	40,349
PTO	84	5	2024	4	1,137
STP	81	10	2024	8	2,273
UOP	88	20	2024	18	5,115
UOP	119	20	2024	24	6,820
USP	840	30	2024	252	71,606
TOTALS	6,563			4,740	1,346,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230010398	CO		08/14/2023
22016476	SWIM POOL	85,000	11/02/2022
22008806	SCRN ENCL	28,742	06/08/2022
22004539	NEW CONSTR	625,063	03/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/0233	3/29/2021	WD	Q	V	01	265,000
GRANTOR: PANUCCI DONNA L						
GRANTEE: CRUZ FAMILY TRUST						
1284/1809	12/30/2004	WD	U	V		364,000
GRANTOR: BRADY POINT PRESERVE						
GRANTEE: PANUCCI DONNA L						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/15/2024
INC DATE		AG DATE	MLU

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	0855	CONC PAVER	0	100	0	0	2,852.00	SF	10.00	10.00	100	2024	2023		100	28,520	
2	0855	CONC PAVER	0	100	0	0	270.00	SF	10.00	10.00	100	2024	2023		100	2,700	
3	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		100	10,000	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		97	4,850	
5	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2024	2023		98	24,990	

BUILDING NOTES												
BAS=[YR=2024;ORIG=80,-30] W23 W4 S13 E9 S7 W2 S5 W13 S9 W18 N13 W16 S7 S12 W1 S11 E1 S22 E12 E2 N1 E12 N4 E18 S3 E3 E4 S2 E16 N73 \$												
FSP=[YR=2024;ORIG=29,-9] S13 E18 N9 E13 N5 E2 N7 W9 S8 W24 \$												
USP=[YR=2024;ORIG=13,-30] E35 E5 S13 S8 W24 W16 N4 N17 \$												
STP=[YR=2024;ORIG=48,-39] E9 S9 W4 W5 N9 \$												
UOP=[YR=2024;ORIG=13,-13] W8 S11 E8 N7 N4 \$												
FOP=[YR=2024;ORIG=39,38] E18 S3 E3 S7 W13 W9 W13 N5 E2 N1 E12 N4 \$												
FGR=[YR=2024;ORIG=60,41] S7 S25 E21 N1 N17 N12 W1 W16 N2 W4 \$												
UOP=[YR=2024;ORIG=81,55] E7 S17 W7 N17 \$												
PTO=[YR=2024;ORIG=81,43] E7 S12 W7 N12 \$												

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	390,000.00	390,000.00	390,000								