



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100

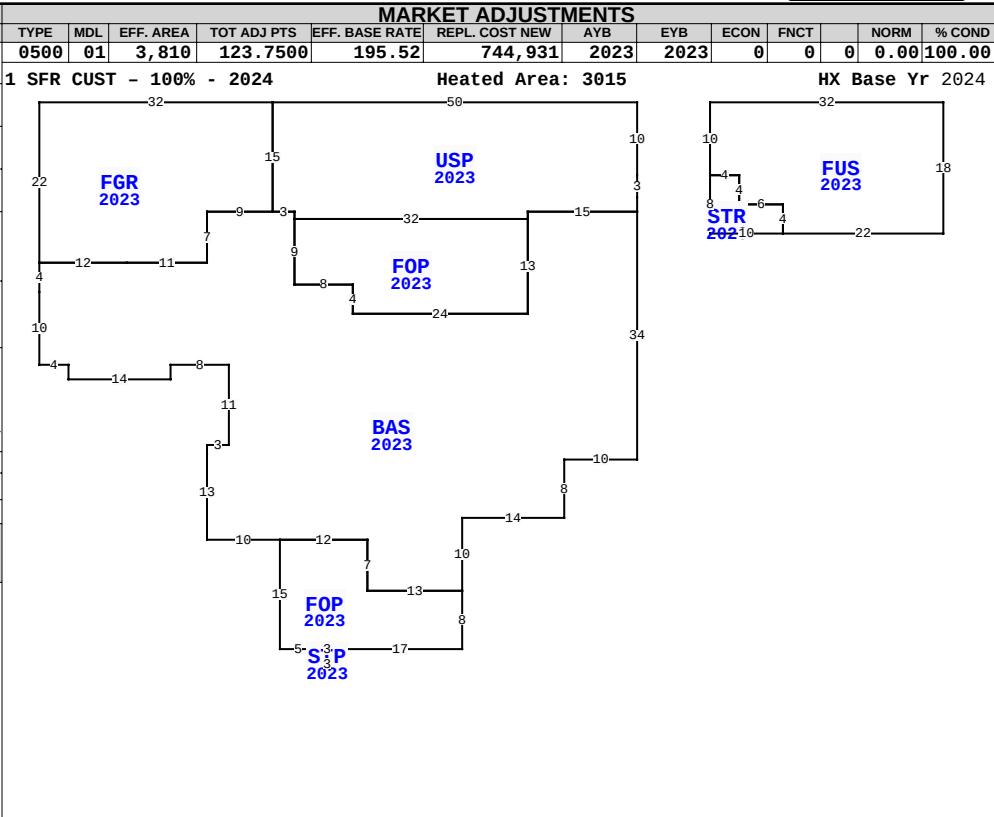
Quality		05 Quality Level 05
DOR CODE		0100 SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,495	100	2023	2,495	487,822
FGR	641	55	2023	353	69,019
FOP	284	30	2023	85	16,619
FOP	384	30	2023	115	22,485
FUS	520	100	2023	520	101,670
STP	6	10	2023	1	196
STR	56	10	2023	6	1,173
USP	782	30	2023	235	45,947

TOTALS	5,168			3,810	744,931
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	625.00	SF	10.00
2	0855	CONC PAVER	0	100	13	3	39.00	SF	10.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0861	POOL GUNIT	0	100	0	0	256.00	SF	85.00
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
33,405									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					744,931				
TOTAL MARKET OB/XF VALUE					33,405				
TOTAL LAND VALUE - MARKET					110,000				
TOTAL MARKET VALUE					888,336				
SOH/AGL Deduction					219,996				
ASSESSED VALUE					668,340				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					617,618				
TOTAL JUST VALUE					888,336				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					841,112				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016419	SWIM POOL	84,000	11/01/2022
22012641	NEW CONSTR	497,959	08/17/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2514/1270	11/17/2021	WD	Q	V	01	128,500	
GRANTOR: LIGHTHOUSE POINTE DEV							
GRANTEE: HESS EDWARD L & APR							
1938/1054	9/19/2014	SW	U	I	37	2,599,000	
GRANTOR: VRE ENGLEWOOD LLC							
GRANTEE: LIGHTHOUSE POINTE D							

BUILDING NOTES									
BAS=[YR=2023;ORIG=70,10] W15 S1 S13 W24 N4 W8 N9 N1 W3 W9 S7 W11 W12 S4 S10 E4 S2 E14 N2 E8 S11 W3 S13 E10 E12 S7 E13 N10 E14 N8 E10 N34 \$									
USP=[YR=2023;ORIG=20,-5] E50 S10 S3 S2 W15 S1 W32 N1 W3 N15 \$									
FGR=[YR=2023;ORIG=-12,-5] E32 S15 W9 S7 W11 W12 N22 \$									
FUS=[YR=2023;ORIG=80,-5] E32 S18 W22 N4 W6 N4 W4 N10 \$									
FOP=[YR=2023;ORIG=23,11] E32 S13 W24 N4 W8 N9 \$									
FOP=[YR=2023;ORIG=21,55] E12 S7 E13 S8 W17 W3 W5 N15 \$									
STR=[YR=2023;ORIG=80,5] E4 S4 E6 S4 W10 N8 \$									
STP=[YR=2023;ORIG=26,70] E3 S2 W3 N2 \$									