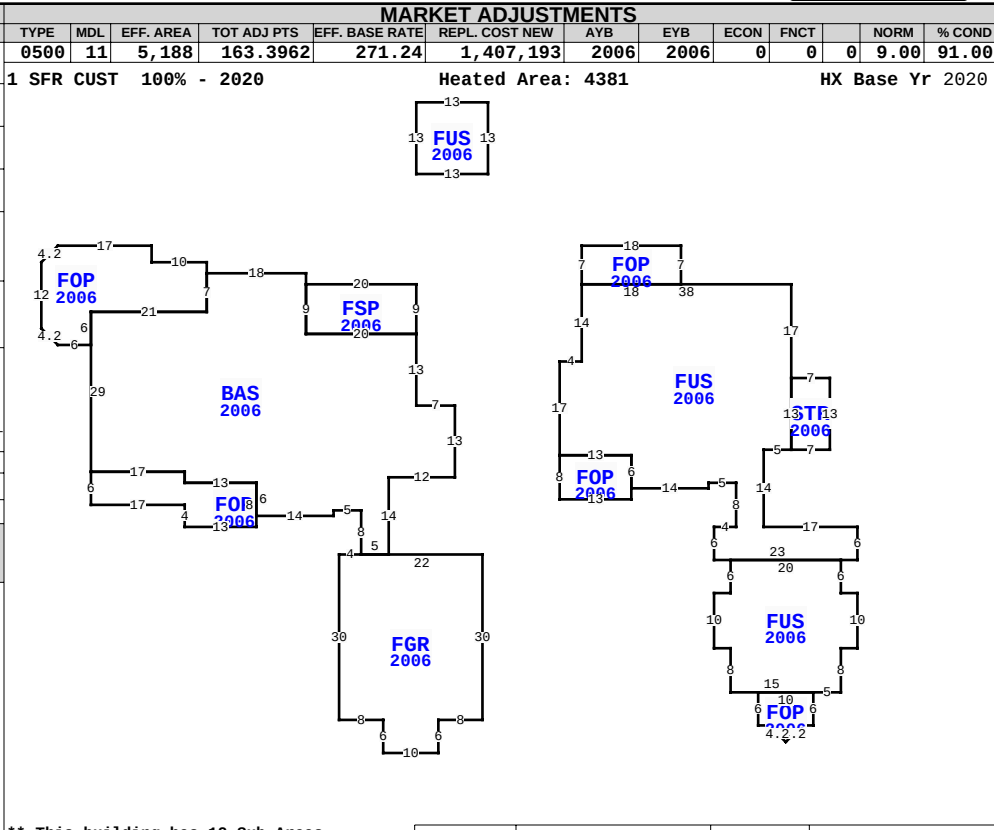




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	12	HARDWOOD 80
Interior Floo	19	MARBLE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,101	100	2006	2,101	518,586
FGR	840	55	2006	462	114,035
FOP	69	30	2006	21	5,183
FOP	104	30	2006	31	7,651
FOP	126	30	2006	38	9,379
FOP	206	30	2006	62	15,303
FOP	375	30	2006	112	27,645
FSP	180	40	2006	72	17,771
FUS	169	100	2006	169	41,714
FUS	540	100	2006	540	133,288
TOTALS	6,372			5,188	1,280,546



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2006	2006	3	88	3,080	
100	2006	2006	3	22	1,100	

LAND DESCRIPTION										TOTAL OB/XF										4,180									
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000												

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4									
VALUATION SUMMARY										STANDARD																			
VALUATION BY										Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										1,280,546																			
TOTAL MARKET OB/XF VALUE										4,180																			
TOTAL LAND VALUE - MARKET										165,000																			
TOTAL MARKET VALUE										1,449,726																			
SOH/AGL Deduction										556,734																			
ASSESSED VALUE										892,992																			
TOTAL EXEMPTION VALUE										56,411										HX HB WX									
BASE TAXABLE VALUE										836,581																			
TOTAL JUST VALUE										1,449,726																			
NCON VALUE										0																			
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE										1,412,057																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2004228	H/AC	6,996	06/01/2020
M0509813	H/AC	0	05/01/2005
C0413863	CO ISSUED	0	12/01/2004
B0413863	NEW CONSTR	0	12/01/2004
P0408740	OTHER	0	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2868/894	5/07/2026	QC	U	I	11	100
GRANTOR: KRAUSE LUZIVETTE HADD						
GRANTEE: KRAUSE LUZIVETTE HA						
2327/0040	12/20/2019	WD	Q	I	01	935,000
GRANTOR: KLYKKEN ROBIN D						
GRANTEE: HADDEMAN LUZIVETTE						

BUILDING NOTES									
FSP=[YR=2006] W20 BAS=[YR=2006] N2 W18 FOP=[YR=2006] N2 W10 N3 W17 L3 D3 S12 R3 D3 E6 N6 E21 N7\$ S7 W21 S29 FOP=[YR=2006] S6 E17 S4 E13 N8 W13 N2 W17\$ E17 S2 E13 S6 E14 N1 E5 S8 FGR=[YR=2006] W4 S30 E8 S6 E10 N6 E8 N30 W22\$ E5 N14 E12 N13 W7 N13 W20 N9\$ S9 E20 N9\$ PTR= E30 FOP=[YR=2006] N7 E18 S7 W18\$ FUS=[YR=2006] E38 S17 STR=[YR=2006] E7 S13 W7 N13\$ S13 W5 S14 E17 S6 W3 FUS=[YR=2006] S6 E3 S10 W3 S8 W5 FOP=[YR=2006] S6 W2 D3 L3 L3 U3 W2 N6 E10\$ W15 N8 W3 N10 E3 N6 E20\$ W23 N6 E4 N8 W5 S1 W14 FOP=[YR=2006] S2 W13 N8 E13 S6\$N6 W13 N17 E4 N14\$ W30\$ PTR= N20 FUS2006 = N13 E13 S13 W13\$S20\$.									