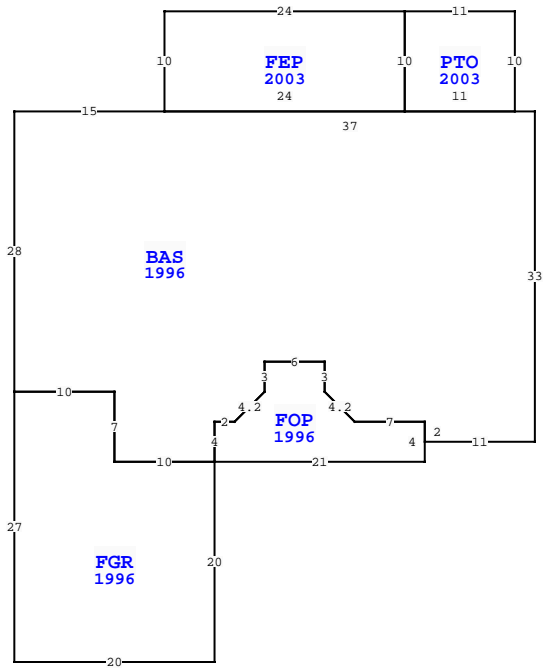




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	60
Exterior Wall	16	WD FR STUC	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,599	100	1,599
FEP	240	80	192
FGR	470	55	258
FOP	129	30	39
PTO	110	5	6
TOTALS	2,548		2,094
			193,172

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,094	114.0132	102.90	215,473	1996	2001	0	0	10.35	89.65
1 SINGLE FAM - 100% - 1997										Heated Area: 1599	HX Base Yr 1997



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			193,172
TOTAL MARKET OB/XF VALUE			6,198
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			379,370
SOH/AGL Deduction			197,380
ASSESSED VALUE			181,990
TOTAL EXEMPTION VALUE	HX HB WX SX		105,000
BASE TAXABLE VALUE			76,990
TOTAL JUST VALUE			379,370
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213233	REMODEL	10,800	11/01/2012
B24563	REMODEL	1,500	04/01/2011
B0310786	ADDITION	13,099	01/01/2003
B9603147	NEW CONSTR	63,612	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/0557	3/25/2021	QC	U	I	11	100
GRANTOR: ANDERSON CLEO A & CAR						
GRANTEE: FRATUS CARMELA LIVI						
0779/1910	12/18/1996	WD	Q	I		116,700
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: FRATUS CARMELA & CL						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	775.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	0	96.00	SF	6.50	6.50	

TOTAL OB/XF										6,198
BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE		
03/03/2023										

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=2003] W11 FEP=[YR=2003] W24 S10 BAS=[YR=1996] W15 S28 FGR=[YR=1996] S27 E20 N20 FOP=[YR=1996] E21 N4 W7 U3 L3 N3W6 S3 L3 D3 W2 S4 \$ W10 N7 W10 \$E10 S7 E10 N4 E2 U3 R3 N3 B6 S3 R3 D3 E7 S2 E11N33 W37 \$ E24N10 \$ S10 E11 N10\$.									

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	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							