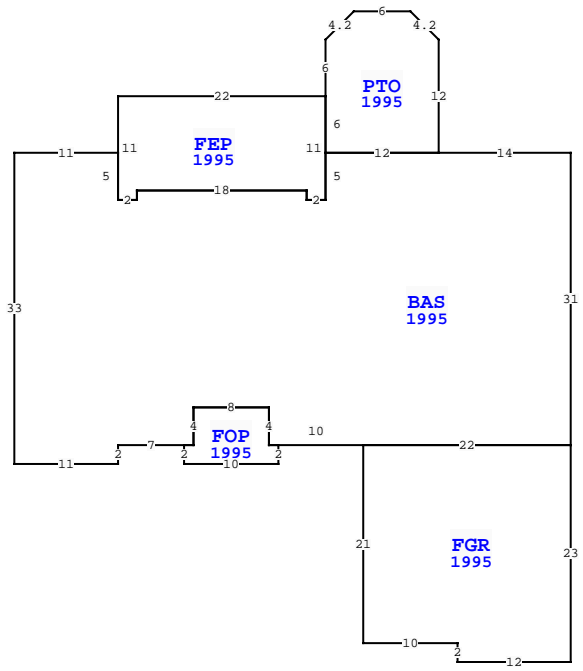


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,727	100	1,727
FEP	224	80	179
FGR	486	55	267
FOP	52	30	16
PTO	171	5	9
TOTALS	2,660		2,198
			215,718

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,198	118.8495	107.26	235,757	1995	2005	0	0	8.50	91.50	
1 SINGLE FAM - 0% - 0 Heated Area: 1727 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			215,718
TOTAL MARKET OB/XF VALUE			3,526
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			399,244
SOH/AGL Deduction			0
ASSESSED VALUE			399,244
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			399,244
TOTAL JUST VALUE			399,244
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			376,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21081	REMODEL	3,967	02/01/2008
B9603453	ADDITION	4,475	11/01/1996
B9603235	REPAIR/RRF	300	09/01/1996
B9502018	NEW CONSTR	118,875	06/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/0516	7/09/2021	WD Q	Q	I	01	470,000
GRANTOR: KIROUAC ROGER L & DAR						
GRANTEE: ARMAS JOSEPH M & LE						
1854/0190	4/30/2013	WD Q	Q	I	02	240,000
GRANTOR: MASON JOAN G						
GRANTEE: KIROUAC ROGER L & D						

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	0	0	1,182.00	SF	4.00	4.00	100	1995	1995	3	72	3,404	
2	0810	CONCRETE A	0	0	0	26.00	SF	6.50	6.50	100	1995	1995	3	72	122	

BLD DATE		03/03/2023	NW	LGL DATE
XF DATE		LAND DATE		
INC DATE		AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1995] W14 PTO=[YR=1995] N12 U3 L3 W6 D3 L3 S6 FEP=[YR=1995] W22 S11 E2 N1 E18 S1 E2 N11\$ S6 E12\$ W12 S5 W2 N1 W18 S1 W2 N5 W11 S33 E11 N2E7FOP=[YR=1995] S2 E10 N2 W1 N4 W8 S4 W1\$ E1 N4 E8 S4 E10 FGR=[YR=1995] S21 E10 S2 E12 N23 W22 \$ E22 N31 \$ .	

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	0	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							