



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2025.00	

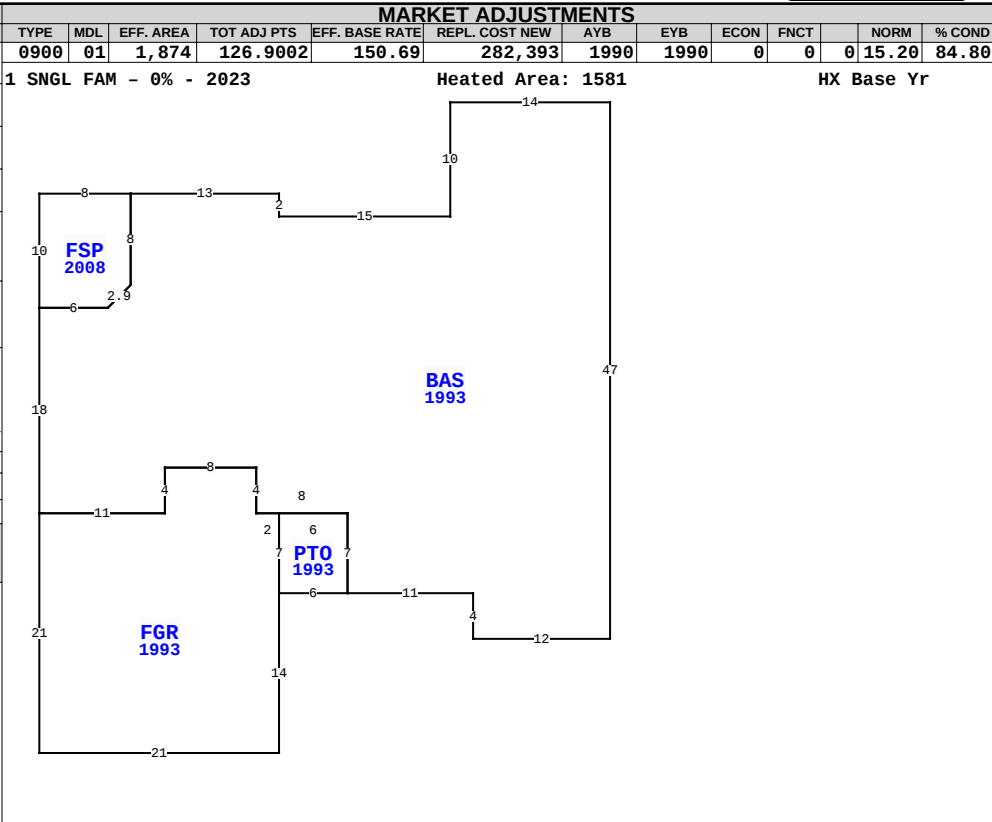
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100	1,581	202,028
FGR	473	55	260	33,224
FSP	78	40	31	3,961
PTO	42	5	2	255

TOTALS	2,174	1,874	239,469
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	0	0	1,135.00	SF	4.00	
3	0810	CONCRETE A	0	0	22	66.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	RS-2	0.00	0.00	1.00

REVIEW DATE	01/14/2021	BY	TWA
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BLD DATE	01/23/2009	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
5,625									

TOTAL OB/XF									
5,625									

REVIEW DATE	01/14/2021	BY	TWA
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Total Acres:	0.00	Total Land Value:	180,000	Market:	0	Agricultural:	0	Common:	180,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	239,469		
TOTAL MARKET OB/XF VALUE	5,625		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	425,094		
SOH/AGL Deduction	0		
ASSESSED VALUE	425,094		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	425,094		
TOTAL JUST VALUE	425,094		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	349,649		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23666	REPAIR/RRF	9,500	06/01/2010
B22037	REMODEL	1,988	10/01/2008
03422	H/AC	2,300	06/11/1990
6732	NEW CONSTR	1,800	06/08/1990
3913	NEW CONSTR	2,400	05/15/1990
6454	NEW CONSTR	54,633	05/11/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2545/0187	1/11/2022	LE U	I	11	100
GRANTOR: NATCHEV MARY HELEN					
GRANTEE: NATCHEV ALAIN & NIC					
2543/0321	1/11/2022	QC U	I	11	100
GRANTOR: NATCHEV MARY HELEN L/					
GRANTEE: NATCHEV MARIE H AKA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 S10 W15 N2 W13 FSP=[YR=2008] W8 S10 E6 U2 R2 N8\$ S8 L2 D2 W6 S18 FGR=[YR=1993] S21 E21 N14 PTO=[YR=1993] E6 N7 W6 S7\$ N7 W2 N4 W8 S4 W11\$ E11 N4 E8 S4 E8 S7 E11 S4 E12 N47\$.									