



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

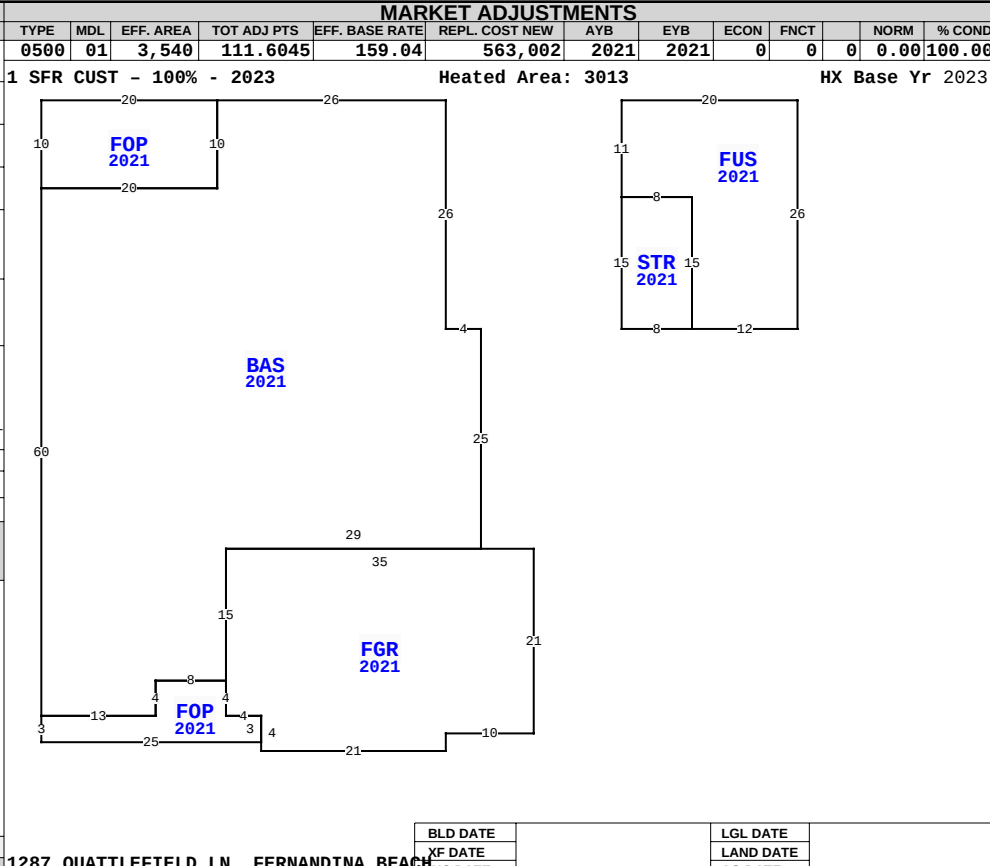
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,613	100	2,613	415,572
FGR	769	55	423	67,274
FOP	107	30	32	5,089
FOP	200	30	60	9,542
FUS	400	100	400	63,616
STR	120	10	12	1,908

TOTALS	4,209		3,540	563,002
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	984.00	SF	10.00	10.00	100	2021
2	0911	SCRN RM A	0 100	30	46	1,380.00	SF	17.50	17.50	100	2021
3	0855	CONC PAVER	0 100	0	0	988.00	SF	10.00	10.00	100	2021
4	0861	POOL GUNIT	0 100	28	14	392.00	SF	85.00	85.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	UT	1.00



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										563,002	
TOTAL MARKET OB/XF VALUE										75,800	
TOTAL LAND VALUE - MARKET										300,000	
TOTAL MARKET VALUE										938,802	
SOH/AGL Deduction										0	
ASSESSED VALUE										938,802	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										888,802	
TOTAL JUST VALUE										938,802	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										763,581	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20217621	NEW CONSTR	0	07/01/2021
20212656	ADDITION	0	04/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/1970	9/15/2022	WD	Q	I	01	1,390,000
GRANTOR: SEABERT ANTHONY J & L						
GRANTEE: MCKENZIE DUFFY N JR						
2561/0907	5/03/2022	WD	Q	I	01	1,305,000
GRANTOR: INFANTINI ANTHONY & T						
GRANTEE: SEABERT ANTHONY J &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W26 FOP=[YR=2021] W20 S10 E20 N10\$ S10 W20 S60FOP=[YR=2021] S3 E25 N3 W4 N4 W8 S4 W13\$ E13 N4 E8FGR=[YR=2021] S4 E4 S4 E21 N2 E10 N21 W35 S15\$ N15 E29 N25 W4 N26\$ PTR=E20 FUS=[YR=2021] E20 S26 W12 STR=[YR=2021] W8 N15 E8 S15\$ N15 W8 N11\$ W20\$.											