



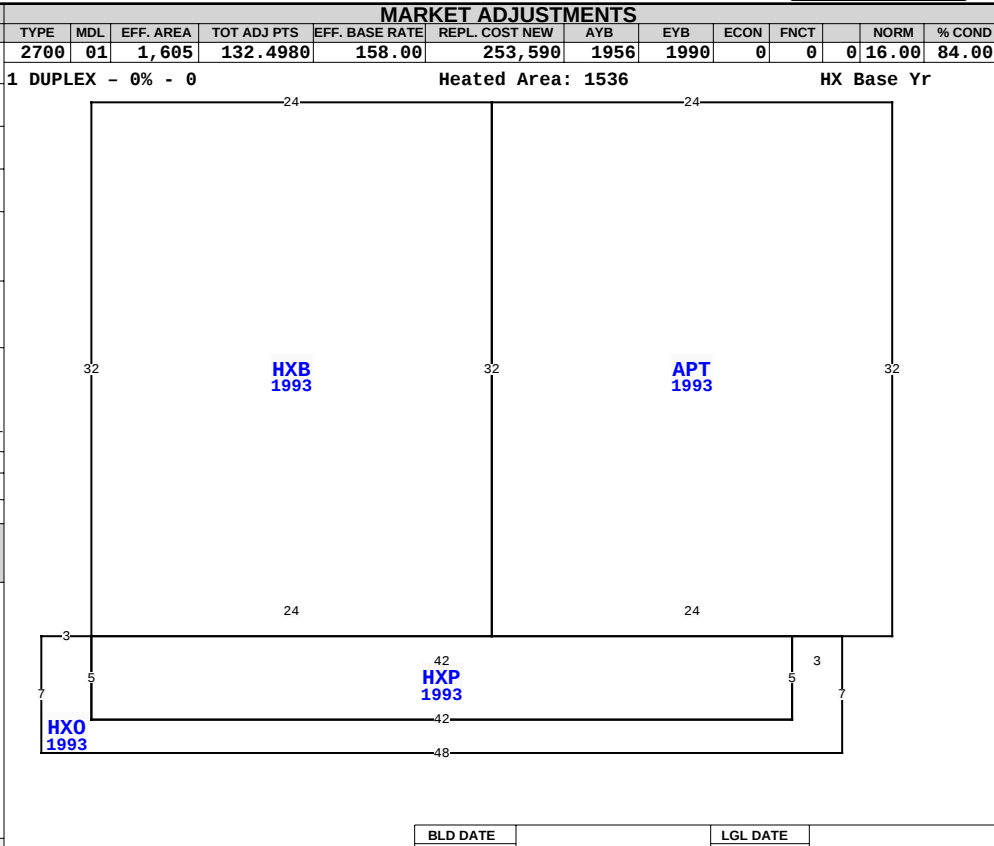
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	768	100	768	101,929
HXB	768	100	768	101,929
HXO	126	5	6	796
HXP	210	30	63	8,361
TOTALS	1,872		1,605	213,016

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	813.00	SF	6.50	
2	0810	CONCRETE A	0	0	0	360.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	0	0006	R-3	59.00	170.00	59.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	813.00	SF	6.50	
2	0810	CONCRETE A	0	0	0	360.00	SF	6.50	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	813.00	SF	6.50	
2	0810	CONCRETE A	0	0	0	360.00	SF	6.50	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	213,016								
TOTAL MARKET OB/XF VALUE	1,876								
TOTAL LAND VALUE - MARKET	292,050								
TOTAL MARKET VALUE	506,942								
SOH/AGL Deduction	49,287								
ASSESSED VALUE	457,655								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	457,655								
TOTAL JUST VALUE	506,942								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	476,328								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121617	H/AC	2,500	08/09/2012
20011039	REPLACE RISER/MET	1,600	05/14/2001
7062	REPAIR/RRF	1,600	05/15/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/0134	8/23/2019	WD	Q	I	02	400,000
GRANTOR: ZELINSKAS MICHAEL & A						
GRANTEE: LEEPER WILLIAM H &						
1579/1676	8/04/2008	WD	Q	I		343,000
GRANTOR: BONER EDWARD E JR						
GRANTEE: ZELINSKAS MICHAEL &						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
APT=[YR=1993] W24 HXB=[YR=1993] W24 S32 HXO=[YR=1993] W3 S7 E48 N7 W3 S5 W42 N5 \$ HXP=[YR=1993] S5 E42 N5 W42 \$ E24N32\$S32E24 N32 \$.									