



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Foundation	02	MONOLITHIC 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	348	15	52	19,594
BAS	757	100	757	285,234
FGR	613	55	337	126,980
FOP	50	30	15	5,652
FOP	76	30	23	8,666
FOP	76	30	23	8,666
FOP	348	30	104	39,186
FOP	348	30	104	39,186
FUS	1,363	100	1,363	513,571
FUS	1,363	100	1,363	513,571
TOTALS	5,342		4,141	1,560,308

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	290.00	SF	6.50
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0855	CONC PAVER	0	0	0	0	902.00	SF	7.00
4	0855	CONC PAVER	0	0	0	0	52.00	SF	7.00
5	0855	CONC PAVER	0	0	0	0	402.00	SF	7.00
6	0855	CONC PAVER	0	0	0	0	100.00	SF	7.00
7	0415	BEACHWALK	0	0	0	0	1,156.00	SF	10.06
8	0855	CONC PAVER	0	0	0	0	1,680.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0			50.00	290.00	50.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	22	4,141	327.6187	389.05	1,611,056	2015	2015	0	0
3 SNGL FAM - 0% - 0									
Heated Area: 3483									
HX Base Yr									

TOTAL OB/XF									
40,396									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					1,560,308				
TOTAL MARKET OB/XF VALUE					40,396				
TOTAL LAND VALUE - MARKET					750,000				
TOTAL MARKET VALUE					2,350,704				
SOH/AGL Deduction					0				
ASSESSED VALUE					2,350,704				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					2,350,704				
TOTAL JUST VALUE					2,350,704				
NCON VALUE					16,800				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					2,857,910				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152900	BEACHWALK	15,000	12/14/2015
20141413	CO ISSUED	0	01/21/2015
20142392	MTLR00F	6,000	11/07/2014
20141413	NEW CONSTR	680,000	06/30/2014
B990815	DEMOLITION	35	07/12/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/1796	7/28/2022	QC	U	I	11	100
GRANTOR: ARDUINI ALAN & ANNA						
GRANTEE: ARDUINI ALAN LIVING						
2232/1768	10/25/2018	WD	Q	I	02	2,150,000
GRANTOR: MOKAN FRANCHISE DEVEL						
GRANTEE: ARDUINI ALAN & ANNA						

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2015] W29 S12 BAS=[YR=2015] S37 FOP=[YR=2015] S10 E5 FGR=[YR=2015] S3 E19 N3 E5 N29 W14 S9 D10 L10 S10\$ N10 W5\$ E5 U10 R10 N9 E14 N18 W29\$ E29 N12\$ PTR=E15 FOP=[YR=2015] E29 S12 FUS=[YR=2015] S47 W5 FOP=[YR=2015] S4 W19 N4 E19\$ W24 N47 E29\$ W29 N12\$ W15\$ PTR=E60 BAL=[YR=2015] E29 S12 FUS=[YR=2015] S47 W5 FOP=[YR=2015] S4 W19 N4 E19\$ W24 N47 E29\$ W29 N12\$ W60\$.									