



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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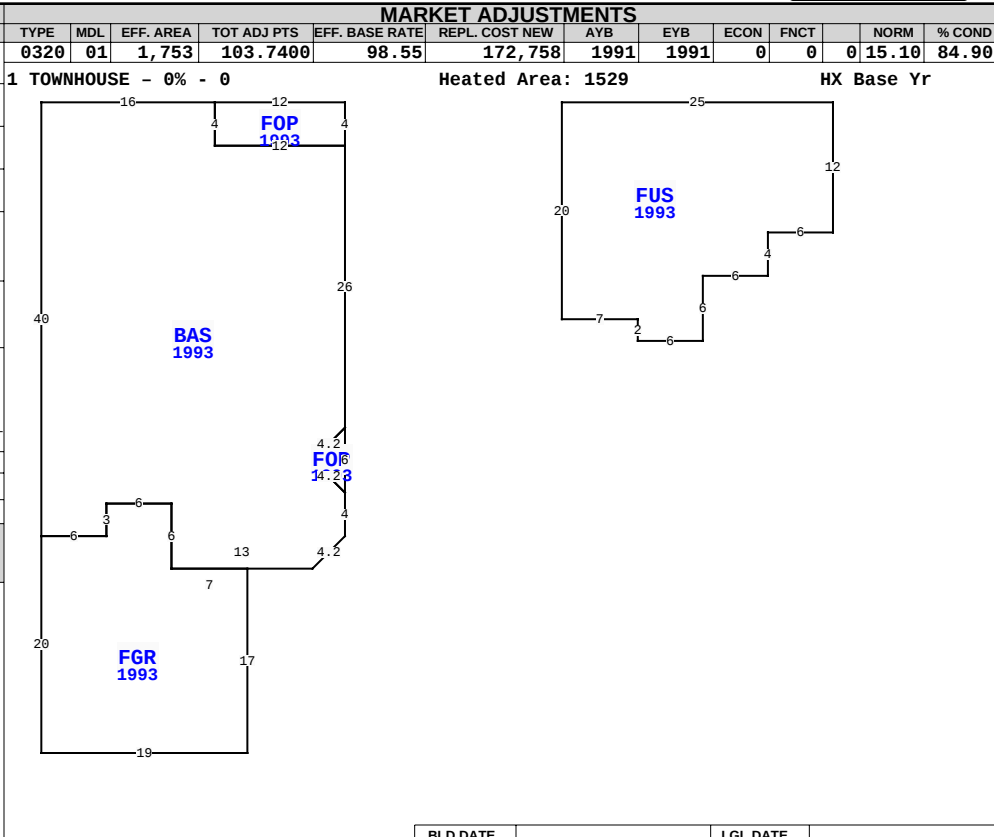
NEIGHBORHOOD/LOC	1029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,089	100	1,089	91,116
FGR	377	55	207	17,320
FOP	9	30	3	251
FOP	48	30	14	1,172
FUS	440	100	440	36,814

TOTALS	1,963		1,753	146,672
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	878.00	SF	5.20

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	0006	R-1	0.00	0.00	1.00



TOTAL OB/XF									
5,442									

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5,442									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		146,672	
TOTAL MARKET OB/XF VALUE		5,442	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		257,114	
SOH/AGL Deduction		0	
ASSESSED VALUE		257,114	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		257,114	
TOTAL JUST VALUE		257,114	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		277,879	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6732B	NEW CONSTR	122,110	09/11/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2634/90	4/20/2023	WD	Q	I	01
GRANTOR: SIVAK LOUIS B & CHRIS					SALE PRICE
GRANTEE: ELLSWORTH ANN MARIE					
2253/1926	2/04/2019	WD	Q	I	01
GRANTOR: SAMPSON CHRISTOPHER R					275,000
GRANTEE: SIVAK LOUIS B & CHR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W12 BAS=[YR=1993] W16 S40 FGR=[YR=1993] S20 E19 N17 W7 N6 W6 S3 W6\$ E6 N3 E6 S6 E13 U3 R3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 \$ U3 L3 U3 R3 N26 W12 N4\$ S4 E12 N4\$ PTR= E20 FUS=[YR=1993] E25 S12 W6 S4 W6 S6 W6 N2 W7 N20\$ W20\$.									