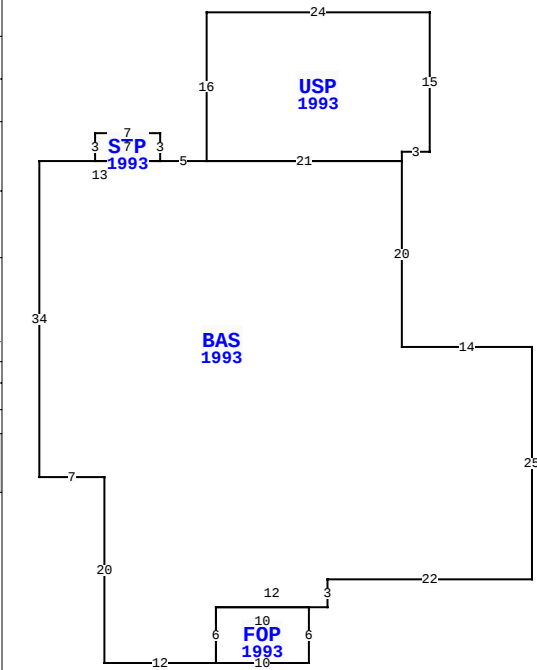




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	02	ROLL COMP 10
Interior Wall	03	PLASTER 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	03	MASONRY 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1011.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,306	109.8580	99.15	228,640	1954	1974	0	0	0	24.00	76.00	
1 SINGLE FAM - 100% - 2020				Heated Area: 2172				HX Base Yr 2020					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100	2,172	163,669
FOP	60	30	18	1,357
STP	21	10	2	150
USP	381	30	114	8,590
TOTALS	2,634		2,306	173,766

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0940	SHEDS/PORT	0 100	11	20	220.00	SF	30.00	30.00	100	1982	1982	3
4	0810	CONCRETE A	0 100	53	7	371.00	SF	6.50	6.50	100	1954	1954	3
5	0810	CONCRETE A	0 100	0	0	112.00	SF	6.50	6.50	100	1998	1998	3

TOTAL OB/XF													
2,363													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0940	SHEDS/PORT	0 100	11	20	220.00	SF	30.00	30.00	100	1982	1982	3
4	0810	CONCRETE A	0 100	53	7	371.00	SF	6.50	6.50	100	1954	1954	3
5	0810	CONCRETE A	0 100	0	0	112.00	SF	6.50	6.50	100	1998	1998	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100	0006	R-1	87.00	150.00	87.00	FF		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		173,766	
TOTAL MARKET OB/XF VALUE		2,363	
TOTAL LAND VALUE - MARKET		174,000	
TOTAL MARKET VALUE		350,129	
SOH/AGL Deduction		152,224	
ASSESSED VALUE		197,905	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		147,905	
TOTAL JUST VALUE		350,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,485	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983306	REPAIR/RRF	2,500	03/06/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2596/1002	10/10/2022	LE	U	I	11	100	
GRANTOR: SELTZ DIANE L							
GRANTEE: BISCO ERIN LEI							
2000/0412	8/24/2015	WD	Q	I	02	140,000	
GRANTOR: ALEXANDER TRISTAN J &							
GRANTEE: SELTZ DIANE L							

BUILDING NOTES													
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BUILDING DIMENSIONS													
USP=[YR=1993] W24 S16 BAS=[YR=1993] W5 STP=[YR=1993] N3 W7 S3 E7 \$ W13 S34 E7 S20 E12 FOP=[YR=1993] E10 N6 W10 S6 \$ N6 E12 N3 E22 N25 W14 N20 W21 \$ E21 N1 E3 N15 \$.													