

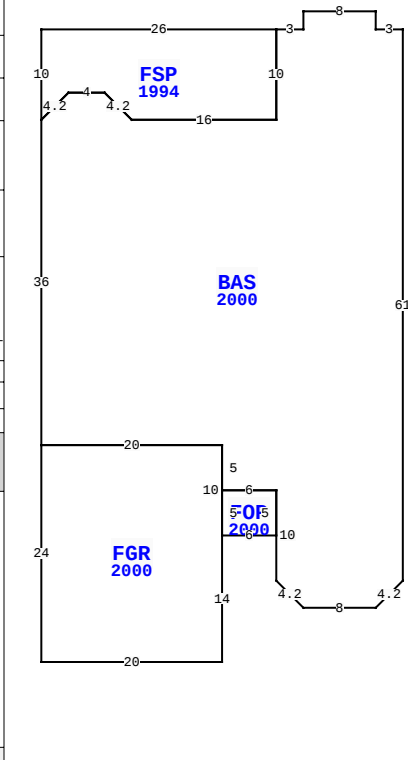


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	245,562
FGR	480	55	264	34,301
FOP	30	30	9	1,170
FSP	239	40	96	12,473
TOTALS	2,639		2,259	293,505

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,259	122.2452	145.17	327,939	2000	2001	0	0
1 SNGL FAM - 100% - 2006					Heated Area: 1890		HX Base Yr 2006		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		293,505	
TOTAL MARKET OB/XF VALUE		11,287	
TOTAL LAND VALUE - MARKET		203,500	
TOTAL MARKET VALUE		508,292	
SOH/AGL Deduction		240,329	
ASSESSED VALUE		267,963	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		217,963	
TOTAL JUST VALUE		508,292	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		512,484	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100526	XFOB	3,500	03/30/2010
2002639	NEW CONSTR	195,000	04/04/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2303/1294	9/13/2019	WD U	I	I	11	100
GRANTOR: RUSSO CHARLES A JR &						
GRANTEE: RUSSO CHARLES A JR						
1292/0457	2/02/2005	WD Q	I			329,000
GRANTOR: LECKER JOHN F & LORI						
GRANTEE: RUSSO CHARLES A JR						

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	% COND
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85
2	0810	CONCRETE A	0 100	31	16	496.00	SF	6.50	6.50	100	2000	2000	3	80
3	0810	CONCRETE A	0 100	26	4	104.00	SF	6.50	6.50	100	2000	2000	3	80
4	1242	WD DECK A	0 100	4	3	12.00	SF	15.00	15.00	100	2000	2000	3	20
5	1126	CB/STC 8"	0 100	8	4	32.00	SF	8.00	8.00	100	2000	2000	3	80
6	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	82
7	1134	LANDSCP BL	0 100	32	4	128.00	SF	3.30	3.30	100	2011	2011	3	98
8	0476	VF 6 SBPL	0 100	0	0	169.00	LF	32.00	32.00	100	2011	2011	3	83

LAND DESCRIPTION										TOTAL OB/XF									
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	185,000.00	203,500.00	203,500		