

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	19	COMMON BRK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	03	PLASTER 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
Frame	03	MASONRY 100	
Stories	1.	1. 100	
Units		0 100	
BUDS Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1083.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,643	100	1,643
DCK	15	10	2
DCK	189	10	19
FEP	102	80	82
FGR	400	55	220
FOP	32	30	10
FOP	147	30	44
TOTALS	2,528		2,020

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,020	107.5305	97.05	196,041	1950	1995	0	0	18.00	82.00

1 SINGLE FAM - 100% - 1996 Heated Area: 1643 HX Base Yr 1996

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			160,754
TOTAL MARKET OB/XF VALUE			6,070
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			416,824
SOH/AGL Deduction			301,148
ASSESSED VALUE			115,676
TOTAL EXEMPTION VALUE	HX HB DX		55,000
BASE TAXABLE VALUE			60,676
TOTAL JUST VALUE			416,824
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			386,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011316	REMODEL	6,000	06/07/2001
19983843	REPAIR/RRF	2,000	06/05/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0746/1301	12/18/1995	WD	Q	I		74,000

GRANTOR: PLACHINSKI JOAN						
GRANTEE: SWANDER THOMAS J						
0631/0695	7/19/1991	QC	U	I	01	100
GRANTOR: PLACHINSKI WM G						
GRANTEE: PLACHINSKI JOAN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	950.00	UT	6.50	6.50	100	1950
4	0940	SHEDS/PORT	0	100	26	520.00	SF	30.00	30.00	100	1980
5	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1980

TOTAL OB/XF											
6,070											
BLD DATE	04/08/2015	KK	LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W16 FEP=[YR=2009] W17 S1 DCK=[YR=1993] W5											
FOP=[YR=2009] N2 DCK=[YR=1993] N9W21S9E21\$W21S7E21N5\$S3E5N3\$											
S5E17N6\$S6W43S33 E15 FOP=[YR=1993] S4 E8N4W8\$ E24											
FGR=[YR=2009] E20 N20 W20 S20\$ N20 E20 N19\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	1.00