



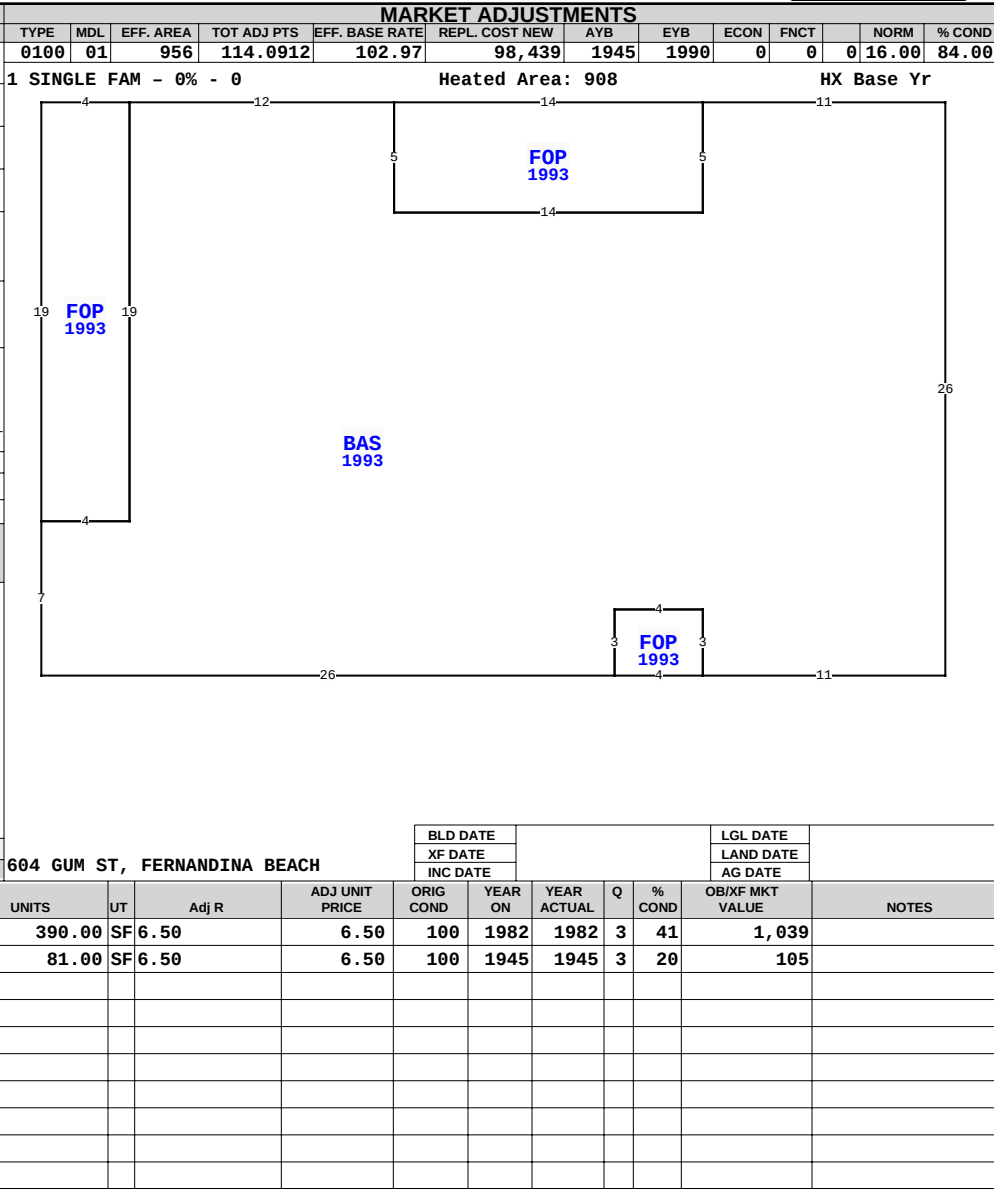
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 60
Interior Wall	06	CUST PANEL 40
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	908	100	908	78,537
FOP	12	30	4	346
FOP	70	30	21	1,816
FOP	76	30	23	1,989
TOTALS	1,066		956	82,689

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	0	39	10			6.50	100	1982
2	0810	CONCRETE A	0	0	27	3			6.50	100	1945

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	0	0006	R-2	50.00	100.00	50.00	FF	1.00



TOTAL OB/XF											
1	000100	C	SFR	0	0006	R-2	50.00	100.00	50.00	FF	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 2	Tax Dist:										
BUILDING MARKET VALUE	82,689										
TOTAL MARKET OB/XF VALUE	1,144										
TOTAL LAND VALUE - MARKET	122,500										
TOTAL MARKET VALUE	206,333										
SOH/AGL Deduction	26,405										
ASSESSED VALUE	179,928										
TOTAL EXEMPTION VALUE	0										
BASE TAXABLE VALUE	179,928										
TOTAL JUST VALUE	206,333										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	189,494										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220116	DEMOLITION	0	11/17/2022
20052135	REPLACE 2 DOORS	1,000	07/05/2005
20051567	60 AMP TO 100 AMP	1,000	04/13/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2056/0775	6/28/2016	WD	U	I	11	100	
GRANTOR:MANGANARO MARIO P & R							
GRANTEE:MANAGANARO FAMILY T							
1570/1961	6/11/2008	WD	Q	I		105,000	
GRANTOR:SWAILS PALMER L JR ET							
GRANTEE:MANGANARO MARIO P &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W11 FOP=[YR=1993] W14 S5 E14 N5\$ S5 W14 N5 W12 FOP=[YR=1993] W4 S19 E4 N19\$ S19 W4 S7 E26 FOP=[YR=1993] E4 N3 W4 S3\$ N3 E4 S3 E11 N26\$.											