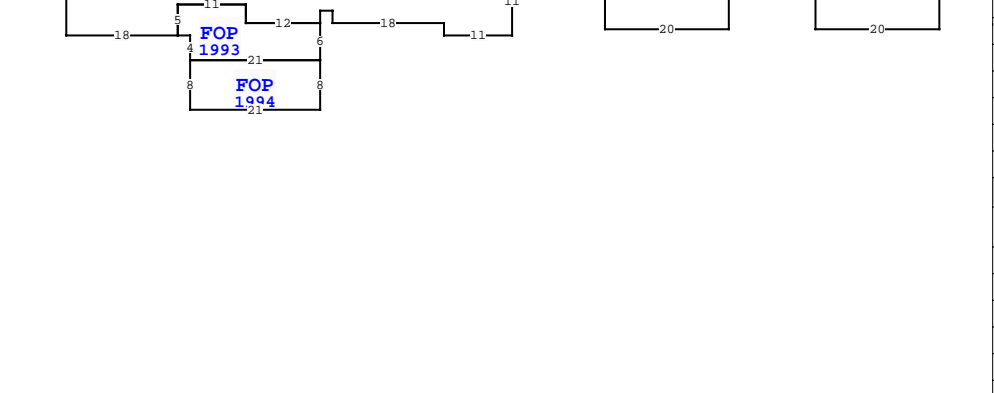


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR	CUST	- 0%	- 0	Heated Area: 4035					HX	Base Yr		



Quality				
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA	10		
NEIGHBORHOOD/LOC				
10001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100	216	32,279
BAS	2,069	100	2,069	309,188
BAS	64	100	64	9,564
BAS	70	100	70	10,461
BAS	96	100	96	14,346
BAS	96	100	96	14,346
FOP	163	30	49	7,323
FOP	168	30	50	7,472
FUS	1,424	100	1,424	212,800
UOP	472	20	94	14,047
TOTALS	4,838		4,228	631,826

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	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	54	1,080	
2	0850	PEBBLE WLK	0	0	0	0	1,917.00	SF	3.50	3.50	100	1982	1982	3	41	2,751	
3	0825	BRICK	0	0	0	0	21.00	SF	12.50	12.50	100	1982	1982	3	79	207	
4	0850	PEBBLE WLK	0	0	0	0	140.00	SF	3.50	3.50	100	1994	1994	3	70	343	
5	1126	CB/STC 8"	0	0	0	0	84.00	SF	8.00	8.00	100	1994	1994	3	70	470	
6	0850	PEBBLE WLK	0	0	0	0	279.00	SF	3.50	3.50	100	1982	1982	3	41	400	
7	0445	BOX FNC 5'	0	0	0	0	10.00	LF	8.10	8.10	100	1994	1994	3	20	16	
8	0850	PEBBLE WLK	0	0	0	0	264.00	SF	3.50	3.50	100	1982	1982	3	41	379	
9	0835	QUARY TILE	0	0	10	3	30.00	SF	10.00	10.00	100	1982	1982	3	41	123	
10	0850	PEBBLE WLK	0	0	0	0	501.00	SF	3.50	3.50	100	1982	1982	3	41	719	

LAND USE 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	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 2	5
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE		675,384			
TOTAL MARKET OB/XF VALUE		17,128			
TOTAL LAND VALUE - MARKET		750,000			
TOTAL MARKET VALUE		1,442,512			
SOH/AGL Deduction		132,819			
ASSESSED VALUE		1,309,693			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,309,693			
TOTAL JUST VALUE		1,442,512			
NCON VALUE		0			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		1,249,615			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413804	NEW CONSTR	30,000	10/01/2004
0590	REMODEL	30,000	10/01/1993
0524	REMODEL	21,100	09/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0677	8/27/2020	WD	Q	I	01	1,350,000
GRANTOR: BIONDI DOMINIC J & GA						
GRANTEE: AMOS STAURT R & SUZ						
1213/1568	3/09/2004	QC	U	I	01	100
GRANTOR: BIONDI DOMINIC J & GA						
GRANTEE: BIONDI DOMINIC J						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1994] W14 BAS=[YR=1993] N2 BAS=[YR=1994] N6 W16 UOP=[YR=1993] N2 E3 N9 W3 N8 W22 S8 W3 S9 E3 S2 BAS=[YR=1994] W16 S6 E16 N6 \$ E22 \$ S6 E16 \$ W16 N6 W22 S6 W16 S2 W4 S10 BAS=[YR=1994] W5 S14 E5 N14 \$ S21 E18 FOP=[YR=1993] E2 S4FOP=[YR=1994] S8 E21 N8 W21 \$ E21 N6W12 N3 W11 S5 \$ N5 E11 S3 E12 N2 E2 S2 E18 S2 E11 N11 W14 N20 \$ S2 BAS=[YR=1993] S18 E12 N18 W12 \$ E12 S18 E2 N20 \$ PTR= E15 FUS=[YR=1993] E54 S30 W20 N14 W14 S14 W20 N30 \$ W15 \$.

