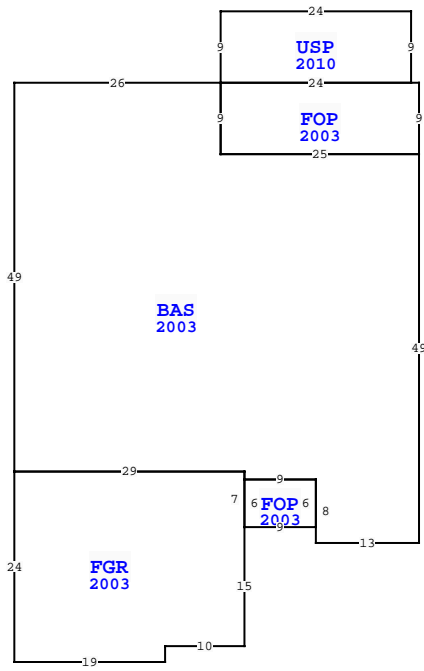


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,400	100	2,400
FGR	676	55	372
FOP	54	30	16
FOP	225	30	68
USP	216	30	65
TOTALS	3,571		2,921
			363,138

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,921	115.6764	137.37	401,258	2003	2003	0	0	9.50	90.50
1 SNGL FAM - 100% - 2011 Heated Area: 2400 HX Base Yr 2011											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,138
TOTAL MARKET OB/XF VALUE		7,892
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		498,530
SOH/AGL Deduction		266,537
ASSESSED VALUE		231,993
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		181,993
TOTAL JUST VALUE		498,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23976	ADDITION	4,001	10/01/2010
B0311212	NEW CONSTR	180,067	06/02/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/32	7/12/2023	QC	U	I	11	100
GRANTOR: KRUSA-DOSSIN MARY ANN						
GRANTEE: DOSSIN MICHAEL P						
2479/0570	6/11/2021	QC	U	I	11	100
GRANTOR: KRUSA-DOSSIN MARY ANN						
GRANTEE: KRUSA-DOSSIN MARY A						

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	0812	CONCRETE C	0	100	0	0			4.00	100	2003	2003	3	84	3,736	
2	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	2003	2003	3	88	3,080	
3	0855	CONC PAVER	0	100	0	0			10.00	100	2010	2010	3	92	1,076	

BUILDING NOTES	

BUILDING DIMENSIONS
 FOP=[YR=2003] W1USP=[YR=2010] N9 W24 S9 E24 \$
 W24BAS=[YR=2003] W26 S49 FGR=[YR=2003] S24 E19 N2 E10 N15
 FOP=[YR=2003] E9 N6 W9 S6\$ N7 W29\$ E29 S1 E9 S8 E13 N49 W25
 N9\$ S9 E25 N9\$.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							