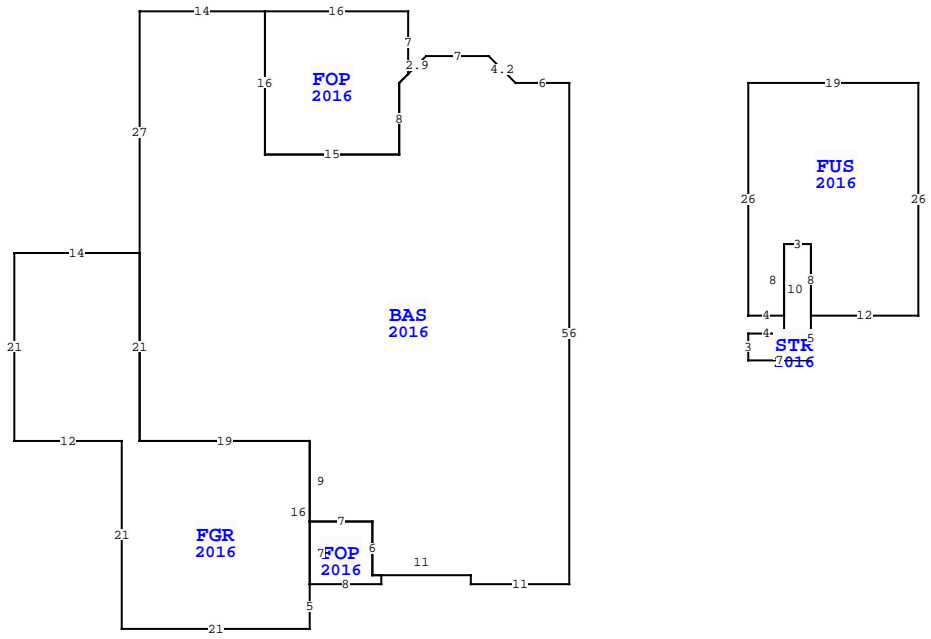


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	2,346	100	2,346
FGR	735	55	404
FOP	50	30	15
FOP	248	30	74
FUS	470	100	470
STR	51	10	5
TOTALS	3,900		3,314
			432,168

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	3,314	113.2152	134.44	445,534	2016	2016	0	0	0	3.00	97.00		
1 SNGL FAM - 0% - 0 Heated Area: 2816 HX Base Yr														



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			432,168
TOTAL MARKET OB/XF VALUE			6,154
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			565,822
SOH/AGL Deduction			164,238
ASSESSED VALUE			401,584
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			401,584
TOTAL JUST VALUE			565,822
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			443,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530766	CO ISSUED	0	02/29/2016
B1530766	NEW CONSTR	356,606	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/1174	9/10/2019	WD Q	Q	I	01	440,000
GRANTOR: DLUGOS REVOCABLE TRUS						
GRANTEE: DISALLE GINO A & SU						
2032/1341	2/26/2016	WD Q	Q	I	01	328,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DLUGOS REVOCABLE TR						

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	0810	CONCRETE A	0	0	36	3			6.50	100	2016	2016	3	97	681	
2	0811	CONCRETE B	0	0	0				5.20	100	2016	2016	3	97	5,473	

LAND DESCRIPTION																								
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	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

TOTAL OB/XF														6,154										
REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS																								