



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
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	2,451	100	2,451
FGR	763	55	420
FOP	64	30	19
FOP	153	30	46
FUS	587	100	587
TOTALS	4,018		3,523
			436,629

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,523	114.0615	135.45	477,190	2005	2005	0	0	8.50	91.50

1 SNGL FAM - 100% - 2023 Heated Area: 3038 HX Base Yr 2023

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			436,629
TOTAL MARKET OB/XF VALUE			18,945
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			583,074
SOH/AGL Deduction			278,571
ASSESSED VALUE			304,503
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			254,503
TOTAL JUST VALUE			583,074
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			454,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16720	ADDITION	0	03/01/2005
M09369	MECH OTHER	0	03/01/2005
E14397	ELEC OTHER	2,000	02/01/2005
P08902	OTHER	0	02/01/2005
B0516376	SWIM POOL	41,720	01/01/2005
B14099	NEW CONSTR	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1611	2/22/2023	QC	U	I	11	100

GRANTOR: VENDITTI RICHARD & LI  
GRANTEE: VENDITTI RICHARD A  
2467/0875 6/03/2021 WD Q I 01 580,500  
GRANTOR: FRUITT JAMES R JR & S  
GRANTEE: VENDITTI RICHARD &

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	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540	
2	0462	ST/AL FNC	0	100	0	1,032.00	SF	10.00	10.00	100	2005	2005	3	44	4,541	
3	0866	POOL FIBER	0	100	0	154.00	SF	72.00	72.00	100	2005	2005	3	27	2,994	
4	0910	SCRN RM L	0	100	0	672.00	SF	15.00	15.00	100	2005	2005	3	27	2,722	
5	0845	KOOL DECK	0	100	0	707.00	SF	7.25	7.25	100	2005	2005	3	87	4,459	
6	0812	CONCRETE C	0	100	0	1,060.00	SF	4.00	4.00	100	2005	2005	3	87	3,689	
<b>TOTAL OB/XF 18,945</b>																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W8FOP=[YR=2005] W17S9E17N9\$ S9W17N9W25S50FGR=[YR=2005] S27E19N2 E10N25W29\$E29FOP=[YR=2005] S8E8N8W8\$ E8S8E13N58\$ PTR=E10 FUS=[YR=2005] S30E6S7E11N37W17\$ W10\$.	

LAND DESCRIPTION		TOTAL OB/XF 18,945																						
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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							