



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,350	100	3,350	677,884
FGR	818	55	450	91,059
FOP	225	30	68	13,760
FOP	352	30	106	21,449
TOTALS	4,745		3,974	804,151

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	3,974	142.7184	203.37	808,192	2020	2020	0	0
1 SFR CUST - 0% - 2023 Heated Area: 3350 HX Base Yr									

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		804,151	
TOTAL MARKET OB/XF VALUE		100,781	
TOTAL LAND VALUE - MARKET		330,000	
TOTAL MARKET VALUE		1,234,932	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,234,932	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,234,932	
TOTAL JUST VALUE		1,234,932	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		990,278	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910580	CO ISSUED	0	06/17/2020
B2000875	SWIM POOL	40,000	01/29/2020
B1910580	NEW CONSTR	456,619	10/07/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2595/0794	10/03/2022	WD	Q	I	02
GRANTOR: PLAVETS KENNETH & KAR					
GRANTEE: GAULKE JAMES F & RU					
2300/1963	8/21/2019	TD	Q	V	02
GRANTOR: LINIADO RALPH LIFETIM					
GRANTEE: PLAVETS KENNETH & K					

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3
2	0911	SCRN RM A	0	0	0	0	1,470.00	SF	17.50	17.50	100	2020	2020	3
3	0861	POOL GUNIT	0	0	0	0	480.00	SF	85.00	85.00	100	2020	2020	3
4	0855	CONC PAVER	0	0	0	0	990.00	SF	10.00	10.00	100	2020	2020	3
5	0855	CONC PAVER	0	0	0	0	1,801.00	SF	10.00	10.00	100	2020	2020	3
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3
7	0462	ST/AL FNC	0	0	0	0	208.00	SF	10.00	10.00	100	2020	2020	3
8	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W22 FOP=[YR=2020] W35 S8 D4 R4 E19 N5 E12 N7\$ S7 W13 S5 W19 U4 L4 N8 W12 S52 E2 S6 E12 FOP=[YR=2020] E34 FGR=[YR=2020] S32 E22 N38 W10 S3 W6 N3 W6 S6\$ N6 W13 N3 W7 S3 W14 S6\$ N6 E14 N3 E7 S3 E19 S3 E6 N3 E10 N52\$.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	330,000.00	330,000.00	330,000		