



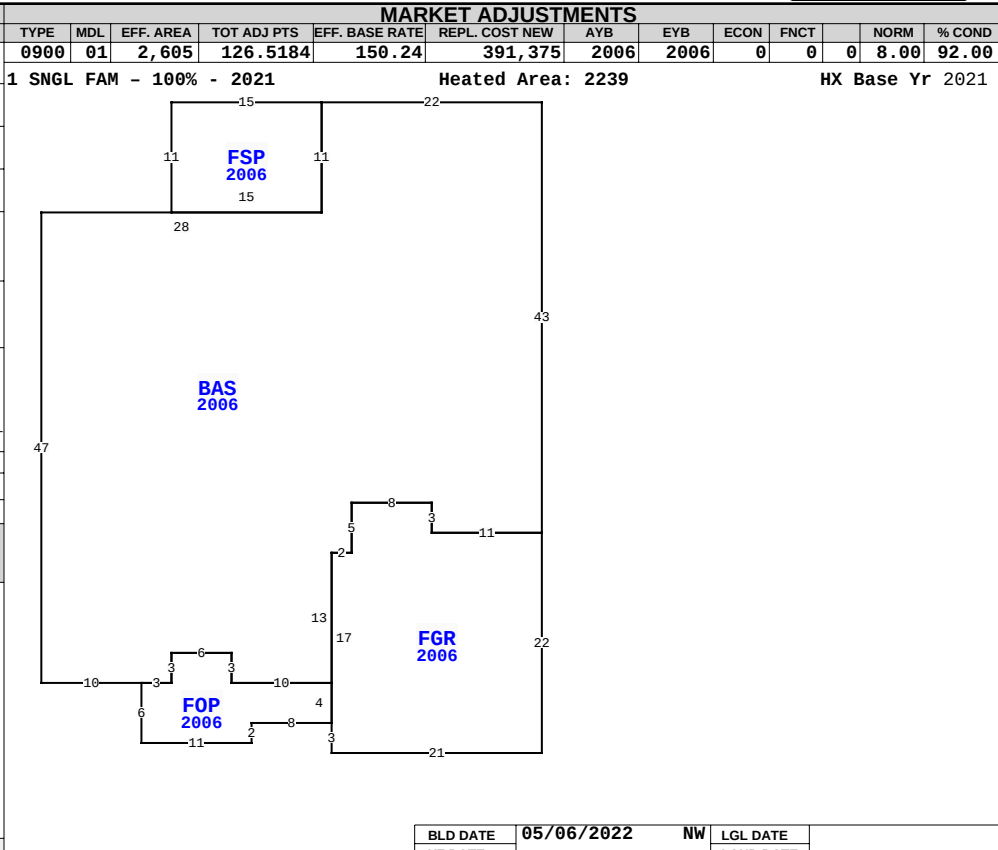
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	SUBAREA MARKET VALUE
BAS	2,239	100	2,239	309,476
FGR	482	55	265	36,629
FOP	116	30	35	4,837
FSP	165	40	66	9,123
TOTALS	3,002		2,605	360,065

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0855	CONC PAVER	0 100	0	0	722.00	SF	10.00	10.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
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TOTAL OB/XF											
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1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	360,065										
TOTAL MARKET OB/XF VALUE	10,405										
TOTAL LAND VALUE - MARKET	75,000										
TOTAL MARKET VALUE	445,470										
SOH/AGL Deduction	161,929										
ASSESSED VALUE	283,541										
TOTAL EXEMPTION VALUE	HX HB 50,000										
BASE TAXABLE VALUE	233,541										
TOTAL JUST VALUE	445,470										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	352,834										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16574	ELEC OTHER	2,000	01/01/2006
M10826	MECH OTHER	0	12/01/2005
P10303	OTHER	0	11/01/2005
C15935	CO ISSUED	240,000	08/01/2005
R08150	REPAIR/RRF	5,000	08/01/2005
B15935	NEW CONSTR	240,000	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2357/1940	4/21/2020	WD	Q	I	01	300,000	
GRANTOR: SERRIAN SAMUEL A & PH							
GRANTEE: BERNI NICOLA & BARB							
1835/0084	12/13/2012	WD	Q	I	02	204,400	
GRANTOR: DEUTSCHE BANK NATIONA							
GRANTEE: SERRIAN SAMUEL A &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W22 FSP=[YR=2006] W15 S11 E15 N11\$ S11 W28 S47 E10 FOP=[YR=2006] S6 E11 N2 E8 FGR=[YR=2006] S3 E21 N22 W11 N3 W8 S5 W2 S17 \$ N4 W10 N3 W6 S3 W3\$ E3 N3 E6 S3 E10 N13 E2 N5 E8 S3 E11 N43 \$.											