



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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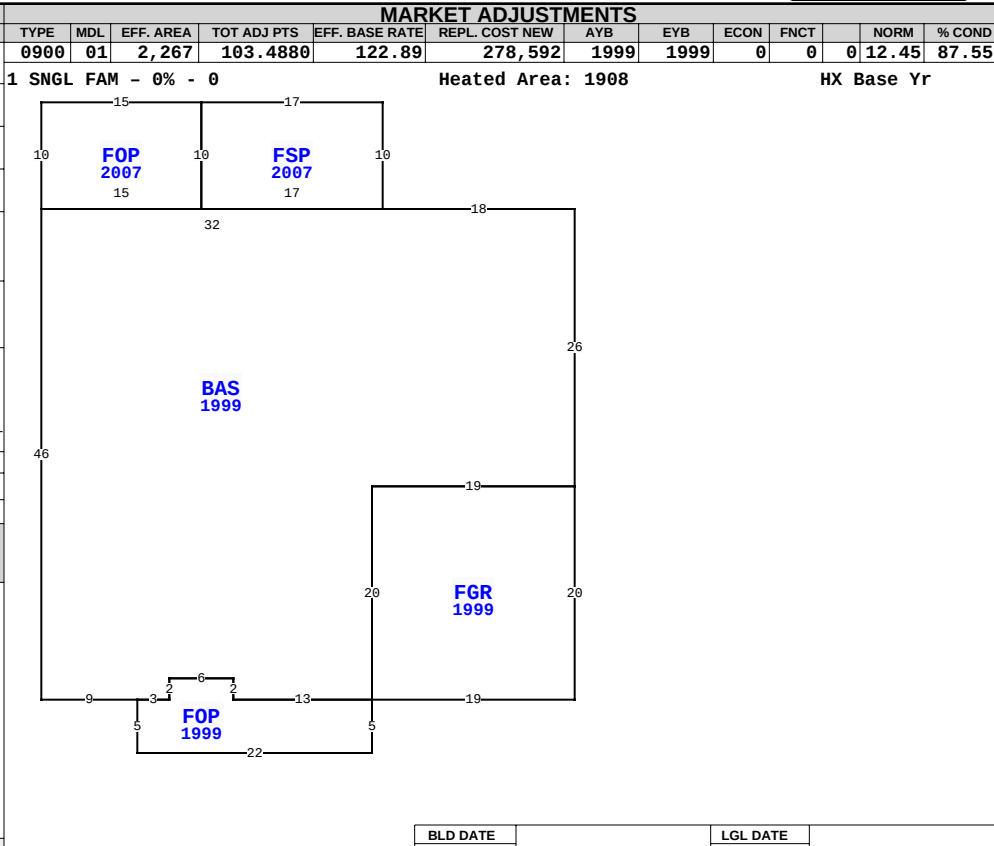
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	1,908	205,282
FGR	380	55	209	22,486
FOP	122	30	37	3,981
FOP	150	30	45	4,842
FSP	170	40	68	7,317
TOTALS	2,730		2,267	243,907

EXTRA FEATURES		
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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	0811	CONCRETE B	0	0	40	16		640.00	SF 5.20	100	1999	1999	3	79	2,629	
2	0810	CONCRETE A	0	0	22	3		66.00	SF 6.50	100	1999	1999	3	79	339	
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	1999	1999	3	84	2,940	
4	0476	VF 6 SBPL	0	0	0	0		66.00	LF 32.00	100	2007	2007	3	74	1,563	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	



TOTAL OB/XF			7,471
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			243,907	
TOTAL MARKET OB/XF VALUE			7,471	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			316,378	
SOH/AGL Deduction			66,841	
ASSESSED VALUE			249,537	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			249,537	
TOTAL JUST VALUE			316,378	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			253,848	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B172755	H/AC	0	05/01/2017
B17523	ADDITION	9,900	10/31/2006
9905769	NEW CONSTR	116,400	02/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/0764	6/09/2020	WD	Q	I	01	259,500
GRANTOR: COLLINS DAVID & CANDA						
GRANTEE: MIKSINSKI SARAH P &						
2167/0800	12/28/2017	WD	Q	I	01	234,000
GRANTOR: DICKINSON ERIC W & MA						
GRANTEE: COLLINS DAVID & CAN						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1999] W18 FSP=[YR=2007] N10 W17 FOP=[YR=2007] W15 S10 E15 N10\$ S10 E17\$ W32 S46 E9 FOP=[YR=1999] S5 E22 N5 W13 N2 W6 S2 W3 \$ E3N2 E6 S2 E13 FGR=[YR=1999] E19 N20 W19 S20 \$ N20 E19 N26 \$.		