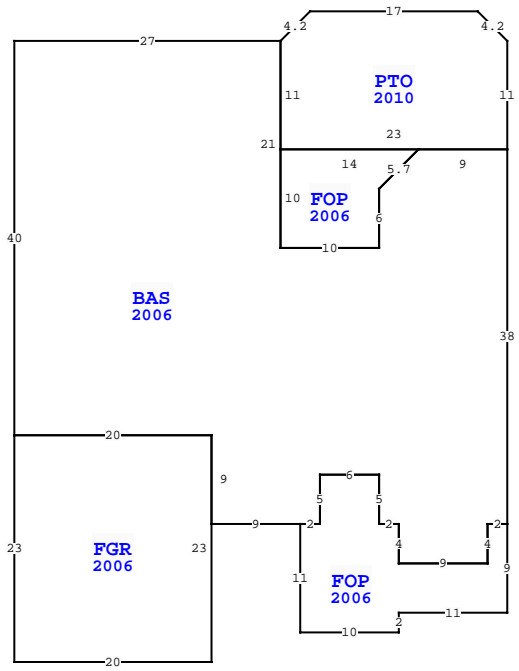


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	16 WD FR STUC 100			
Roof Structur	08 IRREGULAR 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 70			
Interior Floor	15 HARDTILE 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 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			
NEIGHBORHOOD/LOC	4042.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	1,915	280,232
FGR	460	55	253	37,023
FOP	108	30	32	4,683
FOP	203	30	61	8,927
PTO	313	5	16	2,341
TOTALS	2,999		2,277	333,206

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,277	111.6220	159.06	362,180	2006	2006	0	0	8.00	92.00
1 SFR CUST - 100% - 2022 Heated Area: 1915 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	333,206		
TOTAL MARKET OB/XF VALUE	10,180		
TOTAL LAND VALUE - MARKET	115,000		
TOTAL MARKET VALUE	458,386		
SOH/AGL Deduction	72,458		
ASSESSED VALUE	385,928		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	330,928		
TOTAL JUST VALUE	458,386		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	374,687		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24031	ADDITION	6,089	10/01/2010
E16790	NEW CONSTR	2,000	02/01/2006
M11041	H/AC	0	02/01/2006
P10548	NEW CONSTR	0	01/01/2006
C16414	CO ISSUED	211,000	10/01/2005
R08456	REPAIR/RRF	5,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/1956	11/08/2021	LE	U	I	11	100
GRANTOR: BRESCIANI GLORIA G						
GRANTEE: MCCARTHY CATHERINE						
1488/0160	3/27/2007	WD	Q	I		299,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: BRESCIANI LUIGI & G						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0	100	42	672.00	SF	6.50	6.50	100	2006	2006	3	88	3,844	
3	0810	CONCRETE A	0	100	24	72.00	SF	6.50	6.50	100	2006	2006	3	88	412	
4	0911	SCRN RM A	0	100	0	313.00	SF	17.50	17.50	100	2010	2010	3	50	2,739	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/12/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2010] N11 U3 L3 W17 D3 L3 S11 E23\$BAS=[YR=2006] W9 FOP=[YR=2006] W14 S10 E10N6 U4 R4 \$ D4 L4 S6 W10N21W27S40 FGR=[YR=2006] S23 E20 N23W20\$E20S9 E9FOP=[YR=2006] S11 E10N2E11 N9W2S4 W9N4W2N5W6S5W2\$ E2N5E6S5E2S4E9 N4E2 N38\$.	

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							