

BUILDING CHARACTERISTICS	
ELEMENT	CD
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	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	2,144 100 2,144 315,530
FGR	252 55 139 20,456
FGR	448 55 246 36,204
FOP	69 30 21 3,091
FSP	180 40 72 10,597
FUS	1,127 100 1,127 165,859
STR	48 10 5 736
TOTALS	4,268 3,754 552,472

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 0%	- 0							

Heated Area: 3271 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		552,472
TOTAL MARKET OB/XF VALUE		62,796
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		730,268
SOH/AGL Deduction		147,369
ASSESSED VALUE		582,899
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		582,899
TOTAL JUST VALUE		730,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100536	SCRN ENCLSR	4,680	01/20/2021
B2012290	SWIM POOL	57,375	12/10/2020
C1900201	CO ISSUED	0	08/02/2019
B1900201	NEW CONSTR	434,269	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/1175	12/24/2019	QC	U	I	11	100

GRANTOR: CALVO SALVATORE & CAR  
GRANTEE: CALVO FAMILY LLC  
2297/0434 8/05/2019 WD Q I 01 529,700  
GRANTOR: RIVERSIDE HOMES OF NO  
GRANTEE: CALVO SALVATORE & C

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	0855	CONC PAVER	0	0	0	0	1,392.00	SF	10.00	10.00	100	2019	2019	3	99	13,781	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
3	0911	SCRN RM A	0	0	0	0	723.00	SF	17.50	17.50	100	2021	2021	3	97	12,273	
4	0861	POOL GUNIT	0	0	0	0	290.00	SF	85.00	85.00	100	2021	2021	3	98	24,157	
5	0855	CONC PAVER	0	0	0	0	433.00	SF	10.00	10.00	100	2021	2021	3	100	4,330	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	
7	0855	CONC PAVER	0	0	95	3	285.00	SF	10.00	10.00	100	2021	2021	3	100	2,850	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							