

LOT 122
IN OR 2233/872
FLORA PARKE #5 PB 7/335

GEORGESCU LIVIU & OANA
11 SUNDEW LANE
RICHMOND HILL, ON

2023

26-2N-28-0553-0122-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

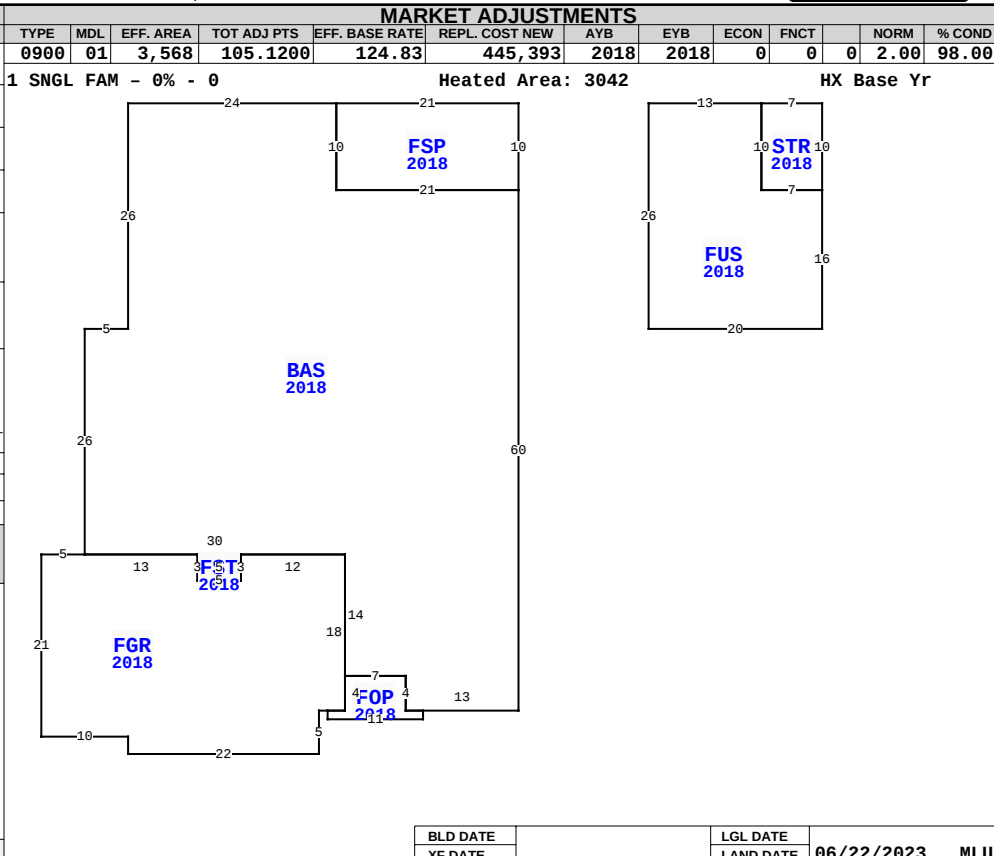
NEIGHBORHOOD/LOC	4041.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,592	100	2,592	317,088
FGR	755	55	415	50,768
FOP	39	30	12	1,468
FSP	210	40	84	10,276
FST	15	55	8	979
FUS	450	100	450	55,051
STR	70	10	7	857

TOTALS	4,131		3,568	436,485
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	704.00	SF	5.20
2	0810	CONCRETE A	0	0	0	0	42.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00



TOTAL OB/XF									
3,856									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	436,485		
TOTAL MARKET OB/XF VALUE	3,856		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	505,341		
SOH/AGL Deduction	81,382		
ASSESSED VALUE	423,959		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	423,959		
TOTAL JUST VALUE	505,341		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	402,604		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803767	CO ISSUED	0	10/22/2018
B1803767	NEW CONSTR	400,769	04/13/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2233/0872	10/26/2018	WD	Q	I	01	424,300	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: GEORGESCU LIVIU & O							
2191/1262	4/13/2018	WD	U	V	30	69,900	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2018] W21 BAS=[YR=2018] W24 S26 W5 S26 FGR=[YR=2018] W5 S21 E10 S2 E22 N5 E1 FOP=[YR=2018] S1 E11 N1 W2 N4 W7 S4 W2\$ E2 N18 W12 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W13\$ E30 S14 E7 S4 E13 N60 W21 N10\$ S10 E21 N10\$ PTR=E15 FUS=[YR=2018] E13 STR=[YR=2018] E7 S10 W7 N10\$ S10 E7 S16 W20 N26\$ W15\$.									