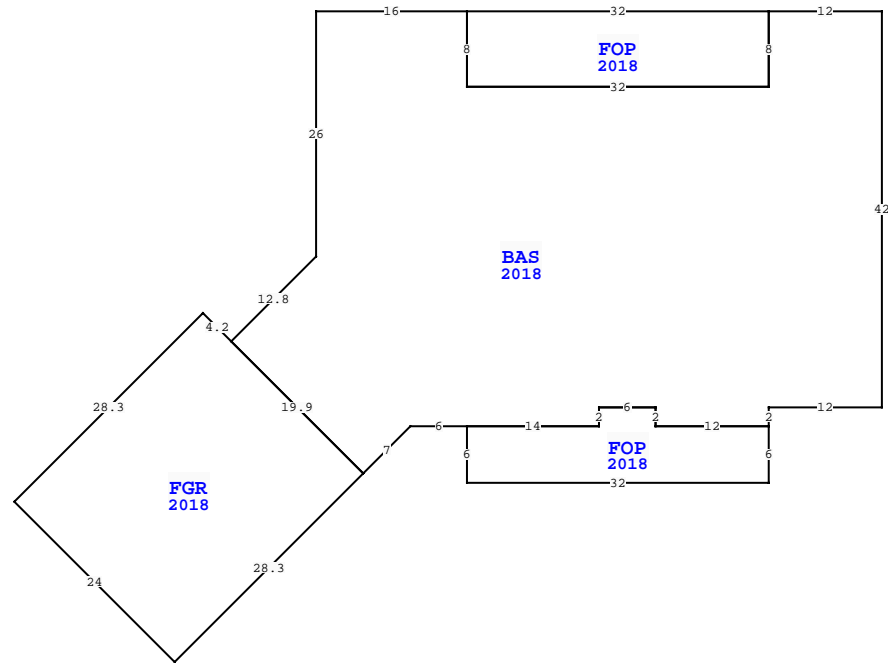


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,454	100	2,454
FGR	680	55	374
FOP	204	30	61
FOP	256	30	77
TOTALS	3,594		2,966
			379,510

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,966	109.5570	130.10	385,877	2018	2018	0	0	1.65	98.35
1 SNGL FAM - 100% - 2022											
Heated Area: 2454 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			407,359
TOTAL MARKET OB/XF VALUE			4,644
TOTAL LAND VALUE - MARKET			313,700
TOTAL MARKET VALUE			456,572
SOH/AGL Deduction			143,368
ASSESSED VALUE			313,204
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			263,204
TOTAL JUST VALUE			725,703
NCON VALUE			27,849
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2215743	GARAGE	50,769	10/20/2022
1808341	CO ISSUED	0	08/15/2018
17009307	NEW CONSTR	321,219	10/20/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/0158	3/21/2021	WD Q	Q	I	02	676,000
GRANTOR: MCLAUGHLIN MATTHEW J						
GRANTEE: FRATELLO FRANK JR &						
2449/0153	3/28/2021	QC U	U	I	11	100
GRANTOR: WEAVER KERRY E						
GRANTEE: MCLAUGHLIN MATTHEW						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	729.00	SF	6.50	6.50	100	2018

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023
INC DATE		AG DATE	MLU

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W12 FOP=[YR=2018] W32 S8 E32 N8\$ S8 W32 N8 W16 S26 D9 L9 FGR=[YR=2018] U3 L3 D20 L20 D17 R17 U20 R20 U14 L14 \$ D14 R14 U5 R5 E6 FOP=[YR=2018] S6 E32 N6 W12 N2 W6 S2 W14\$ E14 N2 E6 S2 E12 N2 E12 N42\$.											

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	005000	C	RURAL HOME	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	16.58	AC		1.00	1.00	1.00	550.00	550.00	9,119							
3	005901	A	HARDWOOD SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	18.58	AC		1.00	1.00	1.00	15,000.00	15,000.00	278,700							

