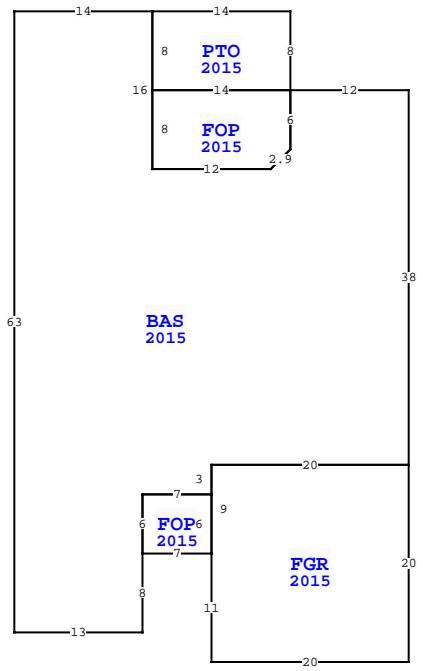


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,764	100	1,764
FGR	400	55	220
FOP	42	30	13
FOP	110	30	33
PTO	112	5	6
TOTALS	2,428		2,036
			237,066

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,036	101.6064	120.66	245,664	2014	2014	0	0	3.50	96.50
1 SNGL FAM - 0% - 2023 Heated Area: 1764 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			237,066
TOTAL MARKET OB/XF VALUE			5,158
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			297,224
SOH/AGL Deduction			0
ASSESSED VALUE			297,224
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			297,224
TOTAL JUST VALUE			297,224
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429373	CO ISSUED	0	01/09/2015
B1429373	NEW CONSTR	214,340	09/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1416	7/08/2022	WD	Q	I	01	395,000
GRANTOR: THOM TRISTAN T						
GRANTEE: SCERBO JOSEPH CHRIS						
2256/0037	2/15/2019	WD	Q	I	01	236,285
GRANTOR: VELARDE CESAR & JULIA						
GRANTEE: THOM TRISTAN T						

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	0811	CONCRETE B	0	0	0	0	580.00	SF	5.20	5.20	100	2014	2014	3	95	2,865	
2	0475	VF 4 SBPL	0	0	0	0	60.00	LF	14.00	14.00	100	2015	2015	3	90	756	
3	0476	VF 6 SBPL	0	0	0	0	44.00	LF	32.00	32.00	100	2015	2015	3	90	1,267	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	
TOTAL OB/XF 5,158																	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W12 PTO=[YR=2015] N8 W14 S8 E14\$ FOP=[YR=2015] W14 S8 E12 R2 U2 N6\$ S6 D2 L2 W12 N16 W14 S63 E13 N8 FOP=[YR=2015] E7 FGR=[YR=2015] S11 E20 N20 W20 S9\$ N6 W7 S6\$ N6 E7 N3 E20 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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							