

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 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		5 100	
Bathrooms		4 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	2,830	100	363,509
FGR	642	55	45,343
FOP	112	30	4,367
FOP	210	30	8,092
FUS	668	100	85,804
STR	88	10	1,156
TOTALS	4,550	3,957	508,271

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,957	110.3760	131.07	518,644	2017	2017	0	0	2.00	98.00	

1 SNGL FAM - 0% - 0 Heated Area: 3498 HX Base Yr

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	508,271			
TOTAL MARKET OB/XF VALUE	21,986			
TOTAL LAND VALUE - MARKET	175,000			
TOTAL MARKET VALUE	705,257			
SOH/AGL Deduction	97,245			
ASSESSED VALUE	608,012			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	608,012			
TOTAL JUST VALUE	705,257			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	615,341			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632874	CO ISSUED	0	07/07/2017
B1632874	NEW CONSTR	433,077	08/19/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/0988	8/05/2020	WD	Q	I	01	615,000

GRANTOR: BARRY BRIAN S
GRANTEE: TCHIKATILOV DMITRI
2149/1106 9/29/2017 SW Q I 01 445,000
GRANTOR: D R HORTON INC-JACKSO
GRANTEE: BARRY BRIAN S

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2017] W18 FOP=[YR=2017] W21 S10 E21 N10\$ S10 W21 N10 W20 S64 E14 N1 FOP=[YR=2017] E16 FGR=[YR=2017] S11 E21 N32 W6 S2 W15 S19\$ N7 W16 S7\$ N7 E16 N12 E15 N2 E14 N42\$ PTR=E45 FUS=[YR=2017] W18 S42 E18 N12 STR=[YR=2017] N8 W11 S8 E11 \$ W11 N8 E11 N22\$ W45\$.	

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	54	3		10.00	10.00	100	2017	2017	3	97	1,571	
2	0855	CONC PAVER	0	0	0	0		10.00	10.00	100	2017	2017	3	97	15,025	
3	0855	CONC PAVER	0	0	0	0		10.00	10.00	100	2018	2018	3	98	5,390	

LAND DESCRIPTION		TOTAL OB/XF													21,986									
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	000116	C	SFR MARSH	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							