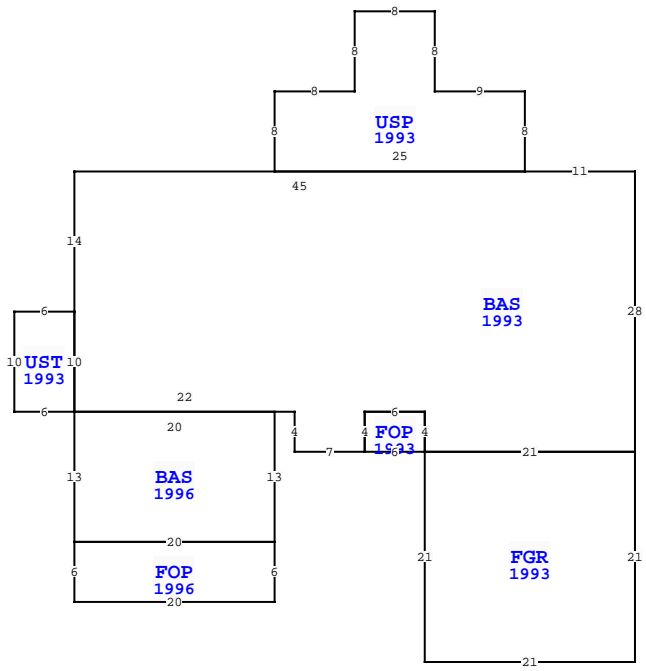


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	13	LVT/LAMNT	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4013.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,456	100	1,456
BAS	260	100	260
FGR	441	55	243
FOP	24	30	7
FOP	120	30	36
USP	264	30	79
UST	60	45	27
TOTALS	2,625		2,108

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,108	107.9029	128.13	270,098	1988	2000	0	0	11.33	88.67
1 SNGL FAM - 100% - 2022 Heated Area: 1716 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 4	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		239,496
TOTAL LAND VALUE - MARKET		6,089
TOTAL MARKET VALUE		75,000
SOH/AGL Deduction		320,585
ASSESSED VALUE		33,035
TOTAL EXEMPTION VALUE	HX HB	287,550
BASE TAXABLE VALUE		50,000
TOTAL JUST VALUE		237,550
NCON VALUE		320,585
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		279,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9602544	REMODEL	17,500	01/01/1996
5246	NEW CONSTR	2,100	07/27/1988
2654	H/AC	2,500	07/27/1988
3114	NEW CONSTR	0	07/06/1988
4987	NEW CONSTR	42,690	06/23/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/0098	10/20/2021	WD	Q	I	01	280,000
GRANTOR: DURANO DELBINO & NIKK						
GRANTEE: CARDERARA JOSHUA &						
1844/0984	3/08/2013	WD	Q	I	01	160,000
GRANTOR: SCANLON THERESA C						
GRANTEE: DURANO DELBINO						

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	0812	CONCRETE C	0	100	0	1,555.00	SF	4.00	4.00	100	1988	1988	3	57	3,545	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
3	1242	WD DECK A	0	100	13	117.00	SF	10.00	10.00	100	1994	1994	3	20	234	
TOTAL OB/XF															6,089	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/22/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=1993] W11 USP=[YR=1993] N8 W9 N8 W8 S8 W8 S8 E25\$ W45 S14 UST=[YR=1993] W6 S10 E6 BAS=[YR=1996] S13 FOP=[YR=1996] S6 E20 N6 W20\$ E20 N13 W20\$ N10\$ S10 E22 S4 E7 FOP=[YR=1993] E6 FGR=[YR=1993] S21 E21 N21 W21\$ N4 W6 S4\$ N4 E6 S4 E21 N28\$.	

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	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							