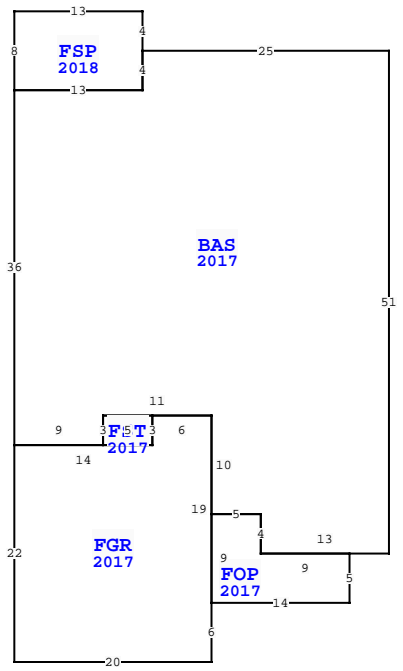




BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	31 HARDIE BRD 70			
Exterior Wall	16 WD FR STUC 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	11 CLAY TILE 100			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4035.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100	1,613	195,854
FGR	458	55	252	30,599
FOP	90	30	27	3,278
FSP	104	40	42	5,100
FST	15	55	8	972
TOTALS	2,280		1,942	235,802

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,942	137.4940	124.09	240,983	2017	2017	0	0	2.15	97.85
1 SINGLE FAM - 100% - 2020 Heated Area: 1613 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			235,802
TOTAL MARKET OB/XF VALUE			34,478
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			345,280
SOH/AGL Deduction			104,894
ASSESSED VALUE			240,386
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			190,386
TOTAL JUST VALUE			345,280
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801895	SWIM POOL	35,000	03/01/2018
B1705755	NEW CONSTR	209,594	06/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/1582	7/26/2019	WD Q	Q	I	01	300,000
GRANTOR: LULLI DOMINIC J & JER						
GRANTEE: BROWN KENNETH L & T						
2153/1249	10/23/2017	QC U	V	11		100
GRANTOR: LULLI DOMINIC J & JER						
GRANTEE: LULLI DOMINIC J & J						

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	100	0	0		565.00	SF 5.20	5.20	100	2017	2017	3	97	2,850
2	0810	CONCRETE A	0	100	0	0		36.00	SF 6.50	6.50	100	2017	2017	3	97	227
3	0855	CONC PAVER	0	100	0	0		64.00	SF 10.00	10.00	100	2018	2018	3	98	627
4	0861	POOL GUNIT	0	100	0	0		250.00	SF 85.00	85.00	100	2018	2018	3	90	19,125
5	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2018	2018	3	86	1,720
6	0855	CONC PAVER	0	100	0	0		396.00	SF 10.00	10.00	100	2018	2018	3	98	3,881
7	0462	ST/AL FNC	0	100	0	0		672.00	SF 10.00	10.00	100	2018	2018	3	90	6,048

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/17/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2017] W25 FSP=[YR=2018] N4 W13 S8 E13 N4\$ S4 W13 S36 FGR=[YR=2017] S22 E20 N6 FOP=[YR=2017] E14 N5 W9 N4 W5 S9\$ N19 W6 FST=[YR=2017] W5 S3 E5 N3 \$ S3 W14\$ E9 N3 E11 S10 E5 S4 E13 N51\$.	

LAND DESCRIPTION		TOTAL OB/XF															34,478							
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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							