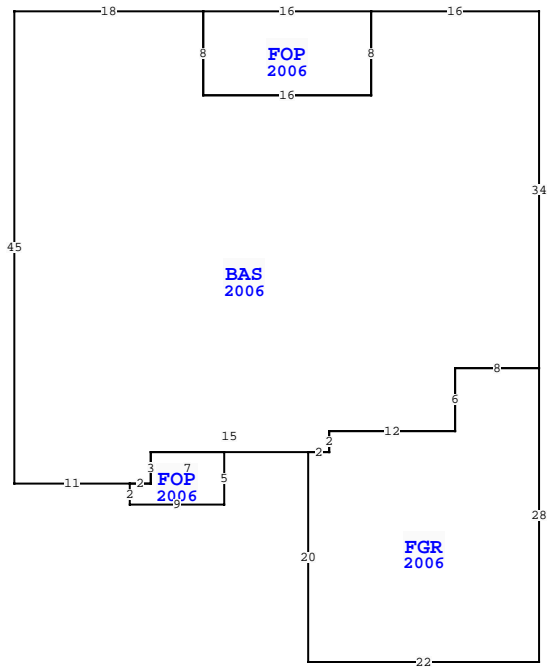




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	13 LVT/LAMNT 20
Air Condition	03 CENTRAL 100
Heating Type	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	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4047.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	1,923 100 1,923 197,603
FGR	528 55 290 29,799
FOP	39 30 12 1,233
FOP	128 30 38 3,905
TOTALS	2,618 2,263 232,541

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												
1 SINGLE FAM - 100% - 2023 Heated Area: 1923 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			232,541
TOTAL MARKET OB/XF VALUE			7,008
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			294,549
SOH/AGL Deduction			19,882
ASSESSED VALUE			274,667
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			224,667
TOTAL JUST VALUE			294,549
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			241,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516661	CO ISSUED	143,362	10/01/2005
B0516661	NEW CONSTR	143,362	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/0754	10/03/2022	WD Q	Q	I	01	364,000
GRANTOR: STEWARD LARRY W & MEL						
GRANTEE: VOLZ BLAKE & DANIEL						
2280/1576	5/29/2019	WD Q	Q	I	01	236,000
GRANTOR: STANGANELLI ROCCO & K						
GRANTEE: STEWARD LARRY W & M						

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	0476	VF 6 SBPL	0	100	0	0			171.00	LF	32.00	32.00	100	2006	2006	3	72	3,940	
2	0470	VNYL GATE	0	100	0	0			2.00	UT	300.00	300.00	100	2006	2006	3	72	432	
3	0811	CONCRETE B	0	100	0	0			576.00	SF	5.20	5.20	100	2006	2006	3	88	2,636	

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W16 FOP=[YR=2006] W16 S8 E16 N8\$ S8 W16 N8 W18 S45 E11 FOP=[YR=2006] S2 E9 N5 W7 S3 W2\$ E2 N3 E15 FGR=[YR=2006] S20 E22 N28 W8 S6 W12 S2 W2\$ E2 N2 E12 N6 E8 N34\$.	

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							