



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

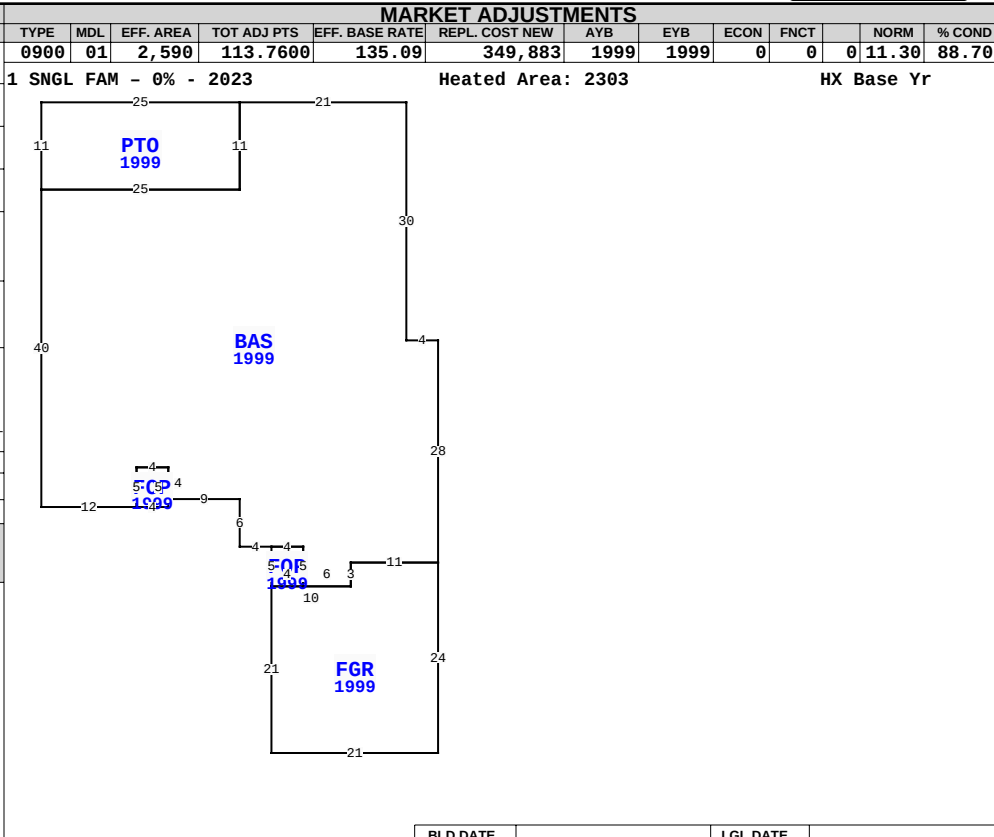
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,303	100	2,303	275,956
FGR	474	55	261	31,274
FOP	20	30	6	719
FOP	20	30	6	719
PTO	275	5	14	1,677
TOTALS	3,092		2,590	310,346

EXTRA FEATURES		
L	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	0	0	0	0	103.00	SF	6.50										
2	0810	CONCRETE A	0	0	0	0	1,650.00	SF	6.50										
3	0510	GARAGE WD-	0	0	12	24	288.00	SF	35.00										

LAND DESCRIPTION		
L	USE CODE	CLS
1	000115	C



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023
INC DATE		AG DATE	MLU

L	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	0810	CONCRETE A	0	0	0	0	103.00	SF	6.50	6.50	100	1999	1999	3	79	529	
2	0810	CONCRETE A	0	0	0	0	1,650.00	SF	6.50	6.50	100	1999	1999	3	79	8,473	
3	0510	GARAGE WD-	0	0	12	24	288.00	SF	35.00	35.00	100	2005	2005	3	44	4,435	

TOTAL OB/XF			13,437															
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	0			RS-1	0.00	0.00	1.43	AC		1.00	1.00	1.00	80,000.00	80,000.00	114,400

NASSAU COUNTY PROPERTY			PAGE 1 of 1		4
VALUATION SUMMARY			STANDARD		
VALUATION BY			Tax Group: 4 Tax Dist:		
BUILDING MARKET VALUE			310,346		
TOTAL MARKET OB/XF VALUE			13,437		
TOTAL LAND VALUE - MARKET			114,400		
TOTAL MARKET VALUE			438,183		
SOH/AGL Deduction			0		
ASSESSED VALUE			438,183		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			438,183		
TOTAL JUST VALUE			438,183		
NCON VALUE			0		
INCOME VALUE			0		
PREVIOUS YEAR MKT VALUE			340,411		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706033	REPAIR/RRF	23,594	09/01/2017
M1217636	H/AC	0	10/01/2012
B17024	ADDITION	4,445	01/01/2006
9905680	NEW CONSTR	105,819	01/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2619/0008	2/09/2023	WD	Q	I	01
GRANTOR: ABIDA INVESTMENTS LLC					
GRANTEE: PALAIOLOGOS GEORGE					
2568/1121	6/06/2022	WD	U	I	37
GRANTOR: NATRILLO RALPH J III					
GRANTEE: ABIDA INVESTMENTS L					

BUILDING NOTES																		
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BUILDING DIMENSIONS																		
BAS=[YR=1999] W4 N30 W21 PTO=[YR=1999] W25 S11 E25 N11 \$ S11 W25 S40 E12 FOP=[YR=1999] E4 N5 W4 S5 \$ N5 E4 S4 E9 S6 E4 FOP=[YR=1999] S5 FGR=[YR=1999] S21 E21 N24 W11 S3 W10 \$ E4 N5 W4 \$ E4 S5 E6 N3 E11 N28 \$.																		