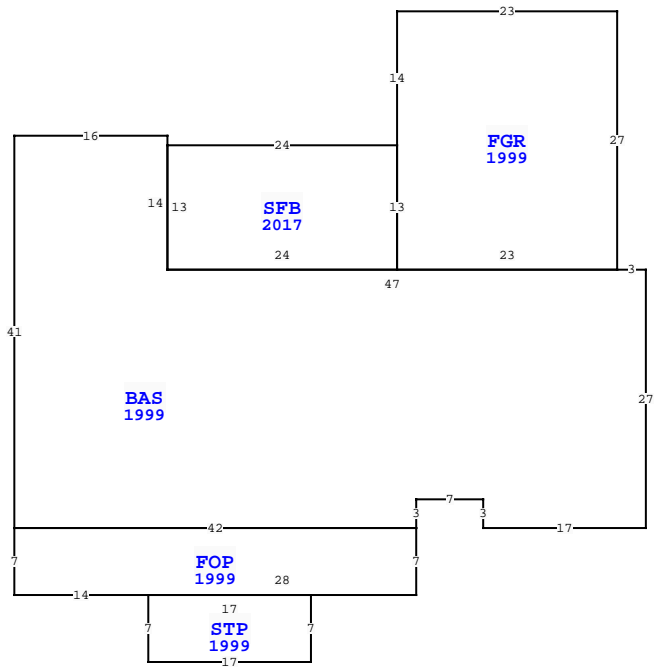


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,985	100	1,985
FGR	621	55	342
FOP	294	30	88
SFB	312	80	250
STP	119	10	12
TOTALS	3,331		2,677
			317,233

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,677	110.8800	131.67	352,481	1999	2002	0	0	10.00	90.00		
1 SNGL FAM - 0% - 2023													
Heated Area: 2235													
HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		317,233
TOTAL MARKET OB/XF VALUE		28,460
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		425,693
SOH/AGL Deduction		0
ASSESSED VALUE		425,693
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		425,693
TOTAL JUST VALUE		425,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633271	ADDITION	29,267	10/01/2016
B25408	ADDITION	1,300	12/01/2011
B17364	POOL ENC	7,466	10/01/2006
B17015	SWIM POOL	40,236	01/01/2006
9905677	NEW CONSTR	93,244	01/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/1520	11/28/2022	WD	Q	I	01	485,000
GRANTOR: OP GOLD LLC						
GRANTEE: TOTH LAYOSH & KATAL						
2550/0475	3/25/2022	WD	U	I	11	100
GRANTOR: CHRISTOPHER ROBERTA L						
GRANTEE: OP GOLD LLC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1999] W3 FGR=[YR=1999] N27 W23 S14 SFB=[YR=2017] W24 S13 E24 N13 \$ S13 E23 \$ W47 N14 W16 S41 FOP=[YR=1999] S7 E14 STP=[YR=1999] S7 E17 N7 W17 \$ E28 N7 W42 \$ E42 N3 E7 S3 E17 N27 \$.	

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	0810	CONCRETE A	0	0	80	3	240.00	SF	6.50	6.50	100	1999	1999	3	79	1,232	
2	0810	CONCRETE A	0	0	0	0	1,780.00	SF	6.50	6.50	100	1999	1999	3	79	9,140	
3	0861	POOL GUNIT	0	0	0	0	288.00	SF	85.00	85.00	100	2006	2006	3	48	11,750	
4	0911	SCRN RM A	0	0	0	0	640.00	SF	17.50	17.50	100	2006	2006	3	31	3,472	
5	0845	KOOL DECK	0	0	0	0	352.00	SF	7.25	7.25	100	2006	2006	3	88	2,246	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	31	620	
TOTAL OB/XF 28,460																	

LAND DESCRIPTION														TOTAL OB/XF 28,460										
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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							