



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	04	PLYWOOD	10
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,152	100	1,152
FOP	128	30	38
UST	72	45	32
TOTALS	1,352		1,222
			105,408

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,222	115.5000	104.24	127,381	1977	1982	0	0	17.25	82.75

1 SINGLE FAM - 100% - 2018 Heated Area: 1152 HX Base Yr 2018

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		105,408	
TOTAL MARKET OB/XF VALUE		16,149	
TOTAL LAND VALUE - MARKET		264,000	
TOTAL MARKET VALUE		385,557	
SOH/AGL Deduction		260,076	
ASSESSED VALUE		125,481	
TOTAL EXEMPTION VALUE	HX HB WR	55,000	
BASE TAXABLE VALUE		70,481	
TOTAL JUST VALUE		385,557	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,844	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013445	MH MOVE-ON	0	04/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2092/0603	12/20/2016	SW	U	I	18	107,200

GRANTOR: FEDERAL NATIONAL MORT
GRANTEE: LUSHINSKY KEITH M &
2028/0804 2/16/2016 CT U I 18 100
GRANTOR: CLERK OF COURT
GRANTEE: FEDERAL NATIONAL MO

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	0681	POLE SHED	0	100	18	17		15.00	15.00	100	1998	1998	3	27	1,239	
2	0810	CONCRETE A	0	100	16	14	SF	4.55	4.55	100	1996	1996	3	73	744	
3	1242	WD DECK A	0	0	8	8	SF	10.00	10.00	100	2001	2001	3	20	128	
4	0936	SEPTC TANK	0	0	0	0	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
5	0937	WELL	0	0	0	0	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
6	0811	CONCRETE B	0	100	28	25	SF	3.64	3.64	100	2000	2000	3	80	2,038	

TOTAL OB/XF												16,149				
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BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] W12 BAS=[YR=1993] W39 S24 E23 FOP=[YR=1993] S8 E16 N8 W16\$E28 N18 W12 N6\$ S6 E12 N6\$.											

LAND DESCRIPTION												TOTAL OB/XF												16,149				
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	000115	C	SFR ACRES	100		OR	0.00	0.00	3.30	AC		1.00	1.00	1.00	80,000.00	80,000.00	264,000											