

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	07	CORK/VTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1077.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,233	100	1,233
DCK	160	10	16
FGR	499	55	274
FOP	140	30	42
FST	24	55	13
FUS	1,473	100	1,473
TOTALS	3,529		3,051
			433,688

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2020							
					Heated Area: 2706						
					HX Base Yr 2020						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		433,688	
TOTAL MARKET OB/XF VALUE		6,768	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		740,456	
SOH/AGL Deduction		389,532	
ASSESSED VALUE		350,924	
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE		295,924	
TOTAL JUST VALUE		740,456	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		721,133	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121974	H/AC	4,250	09/25/2012
20121703	HVAC	4,250	08/17/2012
B012347	NEW CONSTR	190,000	10/25/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/1535	5/22/2019	WD	Q	I	01	425,000
GRANTOR: WANZO SARAH E						
GRANTEE: SCHEININGER DAVID W						
1672/0302	3/22/2010	WD	U	I	12	225,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: WANZO SARAH E						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2002] W5 DCK=[YR=2002] N10 W16 S10 E16 \$ W16 N5 W12 S10 W15 S27 FOP=[YR=2002] S5 E8 S2 E18 FGR=[YR=2002] S3 E11 N1 E11 N26 W6 FST=[YR=2002] W6 S4 E6 N4 \$ S4 W6 S2 W10 S18 \$ N5 W13 N2 W13 \$ E13 S2 E13 N13 E10 N6 E12 N15 \$ PTR= E15 FUS=[YR=2002] E15 N10E12 S5 E21 S28 W6 S13 W9 N13 W7 N4 W4 S3 W9 S5 W13 N27 \$ W15 \$ .	

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	825.00	SF	5.20	5.20	100	2002	2002	3	82	3,518	
3	0810	CONCRETE A	0	100	15	45.00	SF	6.50	6.50	100	2002	2002	3	82	240	
<b>TOTAL OB/XF</b> 6,768																

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	DPHT 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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							