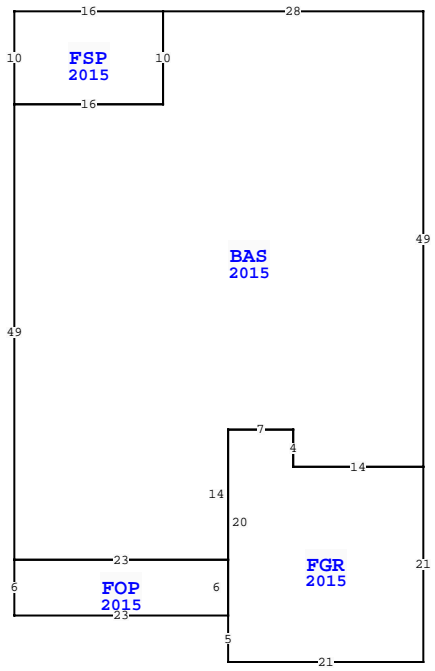




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2121.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,198	100	2,198
FGR	469	55	258
FOP	138	30	41
FSP	160	40	64
TOTALS	2,965		2,561
			396,271

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,561	128.9472	161.18	412,782	2015	2015	0	0	4.00	96.00
1 SNGL FAM - 100% - 2023										Heated Area: 2198	
										HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			396,271
TOTAL MARKET OB/XF VALUE			10,408
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			556,679
SOH/AGL Deduction			37,628
ASSESSED VALUE			519,051
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			469,051
TOTAL JUST VALUE			556,679
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			503,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150859	CO ISSUED	0	08/20/2015
20150859	NEW CONSTR	381,000	04/22/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2559/0837	4/29/2022	WD Q	Q	I	02	665,000
GRANTOR: BALDWIN SCOTTY G & MA						
GRANTEE: DIFIORE PATRICIA W						
2336/0713	1/30/2020	WD Q	Q	I	01	435,000
GRANTOR: SIKORSKI JAMES M & LY						
GRANTEE: BALDWIN SCOTTY G &						

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	0855	CONC PAVER	0	100	0	200.00	SF	30.00	30.00	100	2015	2015	3	95	5,700	
2	0855	CONC PAVER	0	100	0	651.00	SF	7.00	7.00	100	2015	2015	3	95	4,329	
3	0855	CONC PAVER	0	100	0	57.00	SF	7.00	7.00	100	2015	2015	3	95	379	

BLD DATE		LGL DATE	03/13/2024	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W28 FSP=[YR=2015] W16 S10 E16 N10\$ S10 W16 S49	
FOP=[YR=2015] S6 E23 FGR=[YR=2015] S5 E21 N21 W14 N4 W7 S20\$	
N6 W23\$ E23 N14 E7 S4 E14 N49\$.	

LAND DESCRIPTION										TOTAL OB/XF										10,408				
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		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							