



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3031.00
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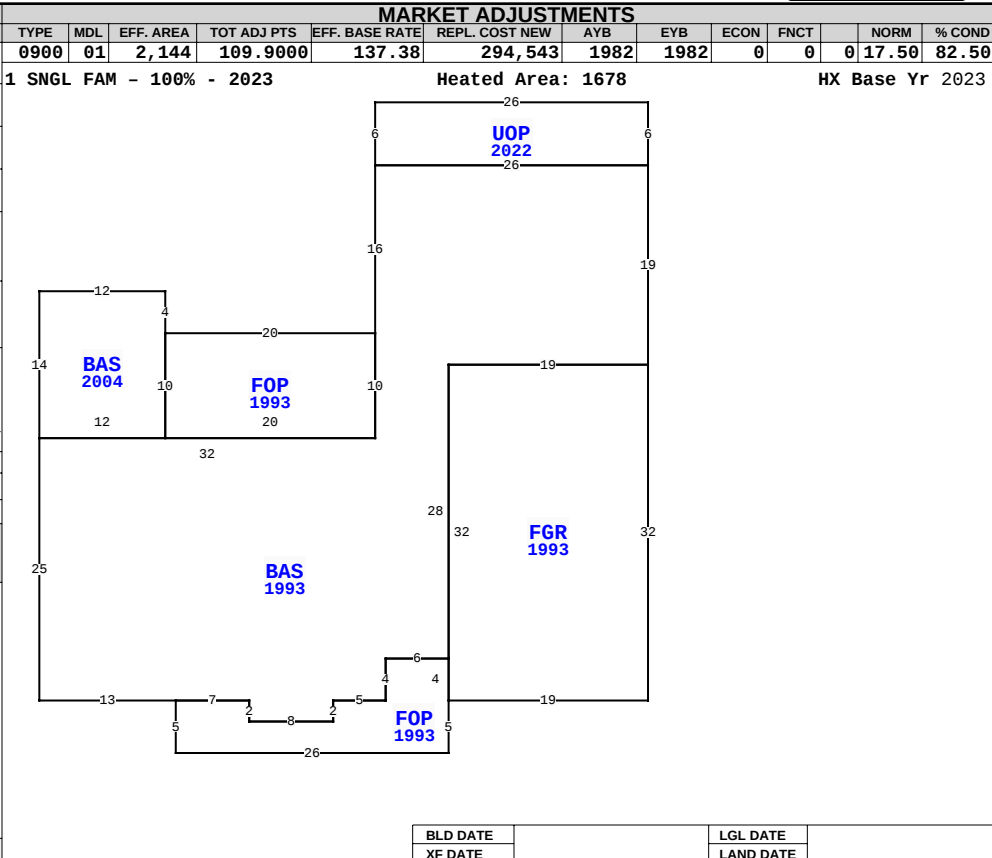
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,510	100	1,510	171,141
BAS	168	100	168	19,041
FGR	608	55	334	37,855
FOP	138	30	41	4,647
FOP	200	30	60	6,800
UOP	156	20	31	3,514

TOTALS	2,780		2,144	242,998
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	50	17	850.00	SF	5.20	5.20	100	1982
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1982
3	0861	POOL GUNIT	0 100	0	0	299.00	SF	85.00	85.00	100	2007
4	0845	KOOL DECK	0 100	0	0	422.00	SF	7.25	7.25	100	2007
5	0910	SCRN RM L	0 100	0	0	636.00	SF	15.00	15.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

REVIEW DATE	05/12/2019	BY	KBA
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TOTAL OB/XF											
21,331											

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21,331											

Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0	Common:	250,000
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
242,998											
TOTAL MARKET OB/XF VALUE											
21,331											
TOTAL LAND VALUE - MARKET											
250,000											
TOTAL MARKET VALUE											
514,329											
SOH/AGL Deduction											
196,729											
ASSESSED VALUE											
317,600											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
267,600											
TOTAL JUST VALUE											
514,329											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
504,525											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20319	SWIM POOL	36,600	08/01/2007
R045914	REPAIR/RRF	425	03/01/2004
R991894	REPAIR/RRF	5,450	07/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2645/1677	5/31/2023	WD	U	I	11	100	
GRANTOR:PUSILLO LOUIS F & DIA							
GRANTEE:PUSILLO FAMILY TRUS							
2578/0490	7/15/2022	WD	Q	I	01	686,000	
GRANTOR:MCCOY TIM & LINDA K							
GRANTEE:PUSILLO LOUIS F & D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2022] W26 S6 BAS=[YR=1993] S16 FOP=[YR=1993] W20											
BAS=[YR=2004] N4 W12 S14 E12 N10\$ S10 E20 N10\$ S10 W32 S25											
E13 FOP=[YR=1993] S5 E26 N5 FGR=[YR=1993] E19 N32 W19 S32\$ N4											
W6 S4 W5 S2 W8N2 W7\$ E7 S2 E8 N2 E5 N4 E6 N28 E19 N19 W26\$											
E26 N6\$.											