



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

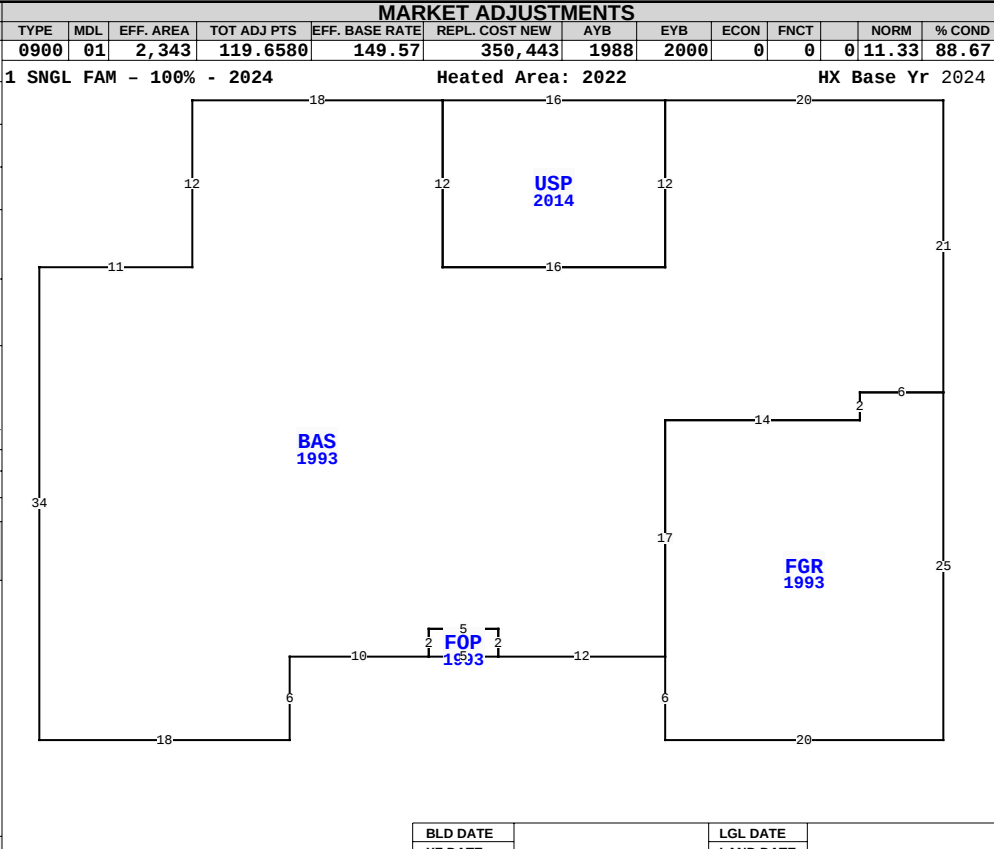
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100	2,022	268,166
FGR	472	55	260	34,482
FOP	10	30	3	398
USP	192	30	58	7,692
TOTALS	2,696		2,343	310,738

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,239.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	21	6	126.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	0	0	315.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	834.00	SF	7.25	7.25	

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



TOTAL OB/XF											
16,263											

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16,263											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	310,738		
TOTAL MARKET OB/XF VALUE	16,263		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	577,001		
SOH/AGL Deduction	8,680		
ASSESSED VALUE	568,321		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	518,321		
TOTAL JUST VALUE	577,001		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	492,749		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906089	SWIM POOL	10,100	05/01/1999
8636	ADDITION	7,860	01/25/1993
5133	NEW CONSTR	83,600	08/31/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1978	4/11/2023	WD	Q	I	01	695,000
GRANTOR: MOTAVALLI JOHN H &						
GRANTEE: BREMER NIKOLA W & T						
2048/0003	5/20/2016	WD	Q	I	01	344,900
GRANTOR: REGISTER INVESCO LLC						
GRANTEE: MOTAVALLI JOHN H &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 USP=[YR=2014] W16 S12 E16 N12\$ S12 W16 N12 W18 S12 W11 S34 E18 N6 E10 FOP=[YR=1993] E5 N2 W5 S2\$ N2E5 S2 E12 FGR=[YR=1993] S6 E20 N25 W6 S2 W14 S17\$ N17 E14 N2 E6 N21\$.											