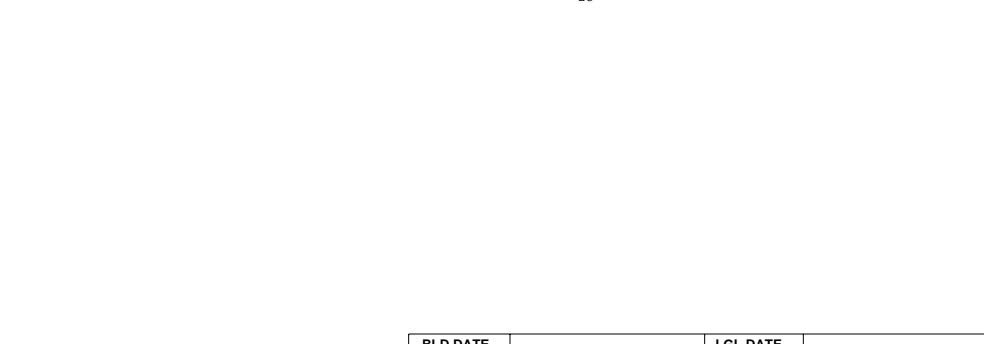


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 80
Exterior Wall	21 STONE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,345	114.8574	143.57	480,242	1988	2005	0	0	0	8.60	91.40
1 SNGL FAM - 89% - 2024 Heated Area: 2941 HX Base Yr 2024												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		438,941	
TOTAL MARKET OB/XF VALUE		33,883	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		722,824	
SOH/AGL Deduction		0	
ASSESSED VALUE		722,824	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		672,824	
TOTAL JUST VALUE		722,824	
NCON VALUE		11,455	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		692,385	

MAP NUM	MKT AREA			
		03		
NEIGHBORHOOD/LOC 3031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,927	100	1,927	252,866
BAS	594	100	594	77,947
FGR	560	55	308	40,417
FOP	28	30	8	1,050
FSP	220	40	88	11,547
FUS	420	100	420	55,113
TOTALS	3,749		3,345	438,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006376	NEW 0911	10,000	05/17/2023
B0007479	SWIM POOL	14,100	08/01/2000
B007221	XFOB	2,250	06/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/1564	2/16/2023	WD Q	Q	I	01	825,000
GRANTOR: PALUMBO PAUL ALAN & B						
GRANTEE: TIRRELL JOHN VINCENT						
2045/0579	5/11/2016	WD Q	Q	I	01	335,000
GRANTOR: WASIK ROGER W & VERON						
GRANTEE: PALUMBO PAUL ALAN &						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
2	0861	POOL GUNIT	0	100	24	288.00	SF	85.00	85.00	100	2000	2000	3	25	6,120	
4	0845	KOOL DECK	0	100	0	502.00	SF	7.25	7.25	100	2000	2000	3	79	2,875	
5	0855	CONC PAVER	0	100	0	1,193.00	SF	10.00	10.00	100	2002	2002	3	82	9,783	
6	0911	SCRN RM A	1	100	0	790.00	SF	17.50	17.50	100	2024	2023		100	13,825	

LAND DESCRIPTION																								
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2004] W27 FSP=[YR=1993] N5 W22 BAS=[YR=1993] W29 S21 L2 D2 S4 R2 D2 S16 E21N2 FOP=[YR=1993] E7 N4 W7 S4 \$ N4 E7 D2 R2 E8 U2 R2 E11 FGR=[YR=1993] S8 E28 N20 W28 S12 \$ N29 W22 N10\$ S10 E22 N5\$ S22 E27 N22 \$ PTR= E15 FUS=[YR=2021] E15 S28 W15N28 \$ W15 \$ .												

TOTAL OB/XF												
33,883												