



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Foundation	02	MONOLITHIC 100
Bedrooms	4 100	
Bathrooms	4 100	
Frame	02	WOOD FRAME 100
Stories	3. 3. 100	
Units	0 100	

Quality	01	Quality Level 01
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	348	15	52	20,518
BAS	757	100	757	298,692
FGR	613	55	337	132,971
FOP	50	30	15	5,919
FOP	76	30	23	9,075
FOP	76	30	23	9,075
FOP	348	30	104	41,035
FOP	348	30	104	41,035
FUS	1,363	100	1,363	537,803
FUS	1,363	100	1,363	537,803
TOTALS	5,342		4,141	1,633,924

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	290.00	SF	6.50
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0855	CONC PAVER	0	0	0	0	902.00	SF	7.00
4	0855	CONC PAVER	0	0	0	0	52.00	SF	7.00
5	0855	CONC PAVER	0	0	0	0	402.00	SF	7.00
6	0855	CONC PAVER	0	0	0	0	100.00	SF	7.00
7	0415	BEACHWALK	0	0	0	0	1,156.00	SF	10.06
8	0855	CONC PAVER	0	0	0	0	1,680.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0		R-2	50.00	290.00	50.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	22	4,141	327.6187	409.52	1,695,822	2015	2015	0	0	0	96.35
3 SNGL FAM - 0% - 0											
Heated Area: 3483											
HX Base Yr											
BLD DATE: 05/07/2024 MLU											

TOTAL OB/XF											
39,643											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						1,633,924					
TOTAL MARKET OB/XF VALUE						39,643					
TOTAL LAND VALUE - MARKET						825,000					
TOTAL MARKET VALUE						2,498,567					
SOH/AGL Deduction						0					
ASSESSED VALUE						2,498,567					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						2,498,567					
TOTAL JUST VALUE						2,498,567					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						2,350,704					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152900	BEACHWALK	15,000	12/14/2015
20141413	CO ISSUED	0	01/21/2015
20142392	MTLR00F	6,000	11/07/2014
20141413	NEW CONSTR	680,000	06/30/2014
B990815	DEMOLITION	35	07/12/1999

SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	R S	N CD	SALE PRICE			
2580/1796		7/28/2022		QC	U	I	11	100				
GRANTOR: ARDUINI ALAN & ANNA												
GRANTEE: ARDUINI ALAN LIVING												
2232/1768		10/25/2018		WD	Q	I	02	2,150,000				
GRANTOR: MOKAN FRANCHISE DEVEL												
GRANTEE: ARDUINI ALAN & ANNA												

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2015] W29 S12 BAS=[YR=2015] S37 FOP=[YR=2015] S10 E5 FGR=[YR=2015] S3 E19 N3 E5 N29 W14 S9 D10 L10 S10\$ N10 W5\$ E5 U10 R10 N9 E14 N18 W29\$ E29 N12\$ PTR=E15 FOP=[YR=2015] E29 S12 FUS=[YR=2015] S47 W5 FOP=[YR=2015] S4 W19 N4 E19\$ W24 N47 E29\$ W29 N12\$ W15\$ PTR=E60 BAL=[YR=2015] E29 S12 FUS=[YR=2015] S47 W5 FOP=[YR=2015] S4 W19 N4 E19\$ W24 N47 E29\$ W29 N12\$ W60\$.											