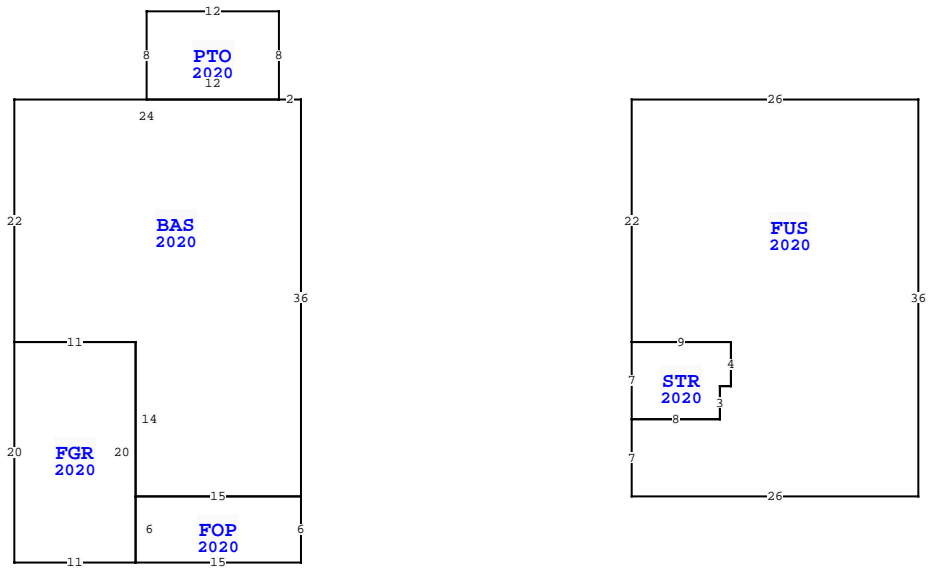


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 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	1022.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	782	100	782
FGR	220	55	121
FOP	90	30	27
FUS	876	100	876
PTO	96	5	5
STR	60	10	6
TOTALS	2,124		1,817
			315,731

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,817	140.4150	175.52	318,920	2020	2020	0	0	1.00	99.00
1 SNGL FAM - 0% - 0 Heated Area: 1658 HX Base Yr											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			315,731
TOTAL MARKET OB/XF VALUE			2,178
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			467,909
SOH/AGL Deduction			113,403
ASSESSED VALUE			354,506
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			354,506
TOTAL JUST VALUE			467,909
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			403,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190623	NEW CONSTR	216,534	12/05/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/0814	1/03/2022	QC	U	I	11	140,200
GRANTOR: SPRATTO TIMOTHY B & B						
GRANTEE: SPRATTO EMMET & ALE						
2376/0096	7/10/2020	WD	Q	I	01	323,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SPRATTO EMMET C & A						

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 PAVR	0	0	0	220.00	SF	10.00	10.00	100	2020	2020	3	99	2,178	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/26/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W2 PTO=[YR=2020] N8 W12 S8 E12 \$ W24 S22	
FGR=[YR=2020] S20 E11 FOP=[YR=2020] E15 N6 W15 S6 \$ N20 W11	
\$ E11 S14 E15 N36 \$ PTR= E30 FUS=[YR=2020] E26 S36 W26 N7	
STR=[YR=2020] E8 N3 E1 N4 W9 S7 \$ E8 N3 E1 N4 W9 N22 \$ W30 \$.	

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	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							