

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	09	DECORATIVE 50
Interior Floo	08	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1200 STORE/OFFICE/RESID	
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,053	100
FOP	216	30
FOP	216	30
FUS	1,379	100
TOTALS	3,864	3,562
		334,325

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,562	97.2000	121.50	432,783	1900	1960	0	0	22.75	77.25

1 SNGL FAM - 0% - 0 Heated Area: 3432 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		2
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		368,055
TOTAL MARKET OB/XF VALUE		5,225
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		773,280
SOH/AGL Deduction		124,328
ASSESSED VALUE		648,952
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		648,952
TOTAL JUST VALUE		773,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		759,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230177	REBUILD PORCH	15,000	05/04/2023
20131700	GAS	200	07/19/2013
20130754	OTHER	575	04/10/2013
20101173	SIGN	50	07/19/2010
20090379	SIGN	100	03/25/2009
20080901	SIGN	29	05/28/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0777	8/05/2020	WD	Q	I	02	565,600
GRANTOR: PS FUNDING INC						
GRANTEE: MAESTRE RUTH E & PA						
2343/0027	3/02/2020	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: PS FUNDING INC						

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	0810	CONCRETE A	0	0	26	4		6.50	6.50	100	1991	1991	3	62	419	
2	0825	BRICK	0	0	5	3		12.50	12.50	100	1991	1991	3	87	163	
3	0825	BRICK	0	0	3	25		12.50	12.50	100	1996	1996	3	91	853	
4	0825	BRICK	0	0	21	8		12.50	12.50	100	1997	1997	3	92	1,932	
5	1242	WD DECK A	0	0	8	8		10.00	10.00	100	1995	1995	3	20	128	
6	1242	WD DECK A	0	0	4	12		10.00	10.00	100	1995	1995	3	20	96	
7	1242	WD DECK A	0	0	4	8		10.00	10.00	100	1989	1989	3	20	64	
8	1242	WD DECK A	0	0	4	8		10.00	10.00	100	1995	1995	3	20	64	
9	0851	PATIO STON	0	0	0	0		0.75	0.75	100	2002	2002	3	82	300	
10	0418	EXHST FAN	0	0	0	0		800.00	800.00	100	2002	2002	3	20	160	

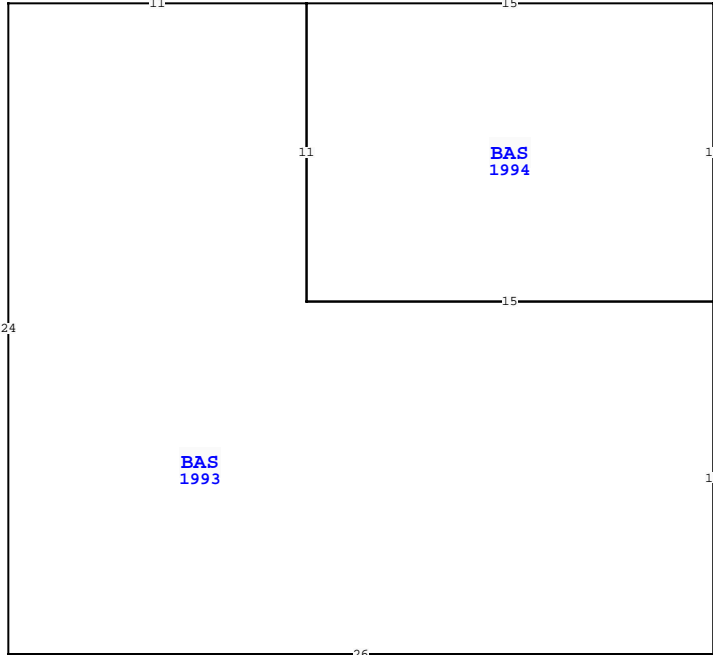
BLD DATE		01/07/2022	KK	LGL DATE	01/07/2022	KK
XF DATE		01/07/2022	KK	LAND DATE	01/07/2022	KK
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W21 N40 W13 S12 W6 S3 W8 N1 W20 S12 E20 S18 W2 D2L2 S5 D2R2 E2 S6 E27 N3 E5 S4 E11 N4 E5 N16 \$	
FUS=[YR=1993;ORIG=10,-40] E27 S18 E21 S16 W5 S4 W11 N4 W5 S3 W27 N37 \$	
FOP=[YR=1993;ORIG=-48,19] S8 E27 N8 W27 \$	
FOP=[YR=1993;ORIG=37,-3] S8 W27 N8 E27 \$	
PTR=[ORIG=0,0] E20 W20 \$	

LAND DESCRIPTION															TOTAL OB/XF									
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	001200	C	STORE COMB	0	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	0.80	50.00	40.00	400,000							

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structur	04	WOOD TRUSS	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	13	LVT/LAMMT	100	
Ceiling	02	F.NOT SUS	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Fixtures		6	100	
Frame	02	WOOD FRAME	100	
Story Height		10	100	
RMS		2	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	02	Quality Level	02	
DOR CODE	1200	STORE/OFFICE/RESID		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	459	100	459	24,811
BAS	165	100	165	8,919
TOTALS	624		624	33,730

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	RSTARANT 2	- 0%	- 0									
				Heated Area:	624			HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 2 of 2
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TOTAL MARKET VALUE		773,280
SOH/AGL Deduction		124,328
ASSESSED VALUE		648,952
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		648,952
TOTAL JUST VALUE		773,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		759,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033045	XFOB	2,000	05/23/2003
20021678	SIGN	375	09/26/2002
20021510	H/AC	5,000	09/05/2002
20021448	FIRE SPRNK	2,000	08/23/2002
20021336	REMODEL	3,000	08/02/2002
20021193	H/AC	7,000	07/12/2002

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GRANTOR: PS FUNDING INC						
GRANTEE: MAESTRE RUTH E & PA						
2343/0027	3/02/2020	CT U	I	18	100	
GRANTOR: CLERK OF COURT						
GRANTEE: PS FUNDING INC						

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
11	0350	CARPORT WD	0	0	16	16		SF 9.88	9.88	100	2003	2003	3	21	531	
12	0350	CARPORT WD	0	0	15	12		SF 13.00	13.00	100	2004	2004	3	22	515	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1994] W15 BAS=[YR=1993] W11 S24 E26 N13 W15 N11\$ S11 E15 N11\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV