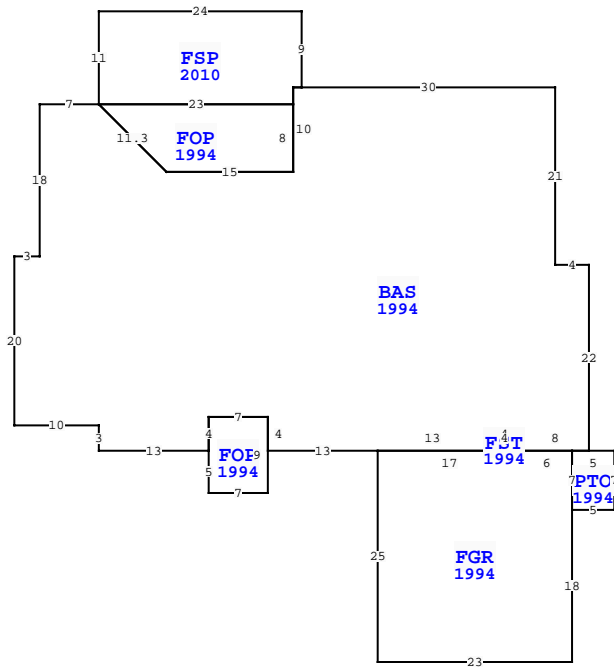


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	80
Interior Wall	08	DECORATIVE	20
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3019.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,502	100	2,502
FGR	575	55	316
FOP	63	30	19
FOP	152	30	46
FSP	262	40	105
FST	8	55	4
PTO	35	5	2
TOTALS	3,597		2,994

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2020								
Heated Area: 2502						HX Base Yr 2020					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		419,153	
TOTAL MARKET OB/XF VALUE		13,511	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		932,664	
SOH/AGL Deduction		337,622	
ASSESSED VALUE		595,042	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		545,042	
TOTAL JUST VALUE		932,664	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		839,206	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216070	WTRHTR	0	08/01/2012
B23737	XFOB	4,123	06/01/2010
B9906458	GARAGE	19,000	10/01/1999
B9501937	ADDITION	2,658	05/01/1995
B9400835	NEW CONSTR	160,865	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/0111	11/04/2021	WD	U	I	11	100
GRANTOR: AMMIANO MICHAEL J & D						
GRANTEE: AMMIANO MICHAEL & D						
2262/0851	3/15/2019	WD	Q	I	02	672,000
GRANTOR: WOODS SANDRA						
GRANTEE: AMMIANO MICHAEL J &						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0855	CONC PAVER	0	100	0	1,655.00	SF	7.00	7.00	100	2011	2011	3	92	10,658	
3	0855	CONC PAVER	0	100	0	30.00	SF	7.00	7.00	100	2011	2011	3	92	193	
TOTAL OB/XF															13,511	

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1994] W4 N21W30 FSP=[YR=2010] N9 W24 S11														
FOP=[YR=1994] D8 R8 E15 N8 W23 E23 N2 E1 S10 W15 U8 L8														
W7 S18 W3 S20 E10 S3 E13 FOP=[YR=1994] S5 E7 N9 W7 S4 S N4 E7														
S4 E13 FGR=[YR=1994] S25 E23 N18 PTO=[YR=1994] E5 N7 W5 S7 S														
N7 W6 FST=[YR=1994] N2 W4 S2 E4 S W17 S E13 N2 E4 S2 E8 N22 S														

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							