



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

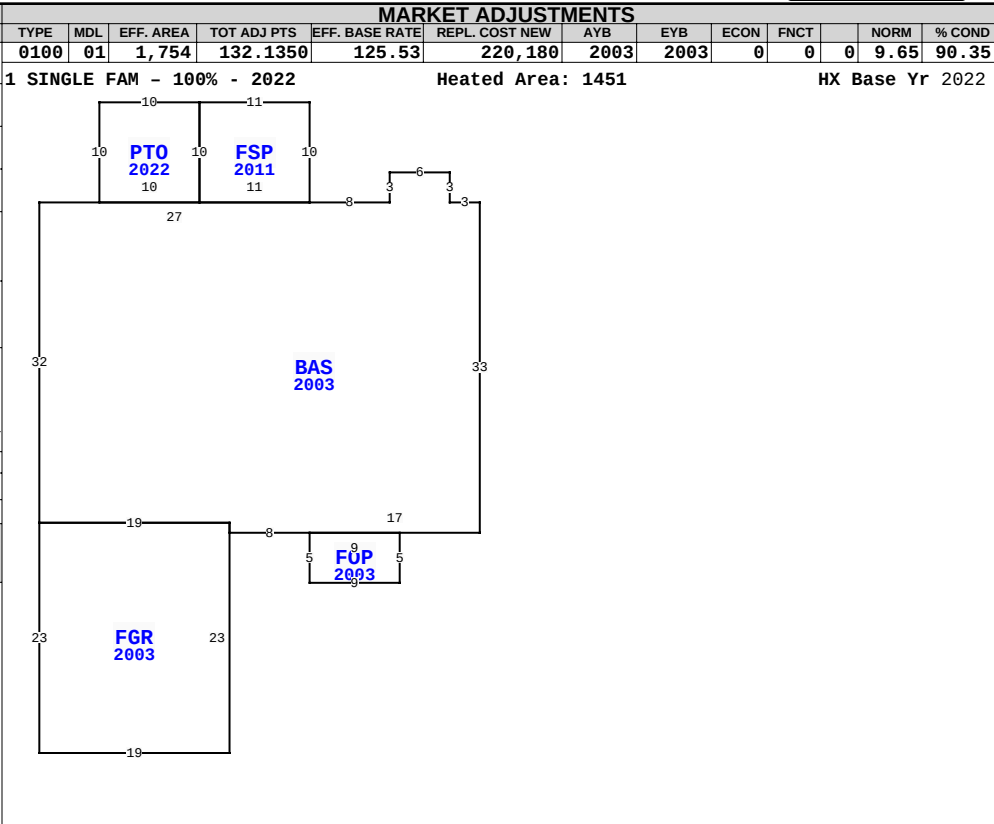
NEIGHBORHOOD/LOC	4044.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,451	100	1,451	164,567
FGR	437	55	240	27,220
FOP	45	30	14	1,587
FSP	110	40	44	4,990
PTO	100	5	5	567

TOTALS	2,143		1,754	198,933
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	3	33	99.00	SF	10.00	10.00
3	0811	CONCRETE B	0 100	0	0	578.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	3	33	99.00	SF	10.00	10.00
3	0811	CONCRETE B	0 100	0	0	578.00	SF	5.20	5.20

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		198,933	
TOTAL MARKET OB/XF VALUE		6,362	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		270,295	
SOH/AGL Deduction		68,906	
ASSESSED VALUE		201,389	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		151,389	
TOTAL JUST VALUE		270,295	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,987	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310821	NEW CONSTR	148,350	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2445/0520	7/09/2020	QC	U	I	11	100
GRANTOR: STEFANKO KRISTYNA						
GRANTEE: STEFANKO PAUL						
2154/0572	10/27/2017	WD	Q	I	01	170,000
GRANTOR: FEDDOR STEPHEN J						
GRANTEE: STEFANKO PAUL & KRY						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2003] W3 N3 W6 S3 W8 FSP=[YR=2011] N10 W11									
PTO=[YR=2022] W10 S10 E10 N10\$ S10 E11\$ W27 S32 FGR=[YR=2003]									
S23 E19 N23 W19\$ E19 S1 E8 FOP=[YR=2003] S5 E9 N5 W9\$E17 N33\$									