



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10

NEIGHBORHOOD/LOC 10001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2,312	641,379
FGR	735	55	404	112,075
FOP	133	30	40	11,097
FOP	168	30	50	13,871
FST	132	55	73	20,252
FUS	1,944	100	1,944	539,291
UAT	156	10	16	4,439
UOP	96	20	19	5,271
UOP	247	20	49	13,593
TOTALS	5,923		4,907	1,361,265

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	2,042.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	0	0	0	228.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	0	0	0	167.00	SF	10.00	10.00	
4	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000140	C	SFR GOLF A	0		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
0500	11	4,907	149.1498	223.72	1,097,794	2019	2019	0	0	124	1.50
2 SFR CUST - 0% - 0											
Heated Area: 4256 HX Base Yr											
BLD DATE: 05/07/2024 MLU											

TOTAL OB/XF											
33,783											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 5 Tax Dist:											
BUILDING MARKET VALUE 1,361,265											
TOTAL MARKET OB/XF VALUE 33,783											
TOTAL LAND VALUE - MARKET 650,000											
TOTAL MARKET VALUE 2,045,048											
SOH/AGL Deduction 451,567											
ASSESSED VALUE 1,593,481											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 1,593,481											
TOTAL JUST VALUE 2,045,048											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 1,927,264											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631763	DEMOLITION	0	02/01/2016
B1809428	NEW CONSTR	540,713	09/17/2010
E017908	REMODEL	500	04/01/2001
B0108017	ADDITION	80,000	02/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2292/0679	7/22/2019	WD	Q	I	01	1,400,000	
GRANTOR: KOSTICH DEVELOPMENT I							
GRANTEE: SHOOSHAN JOHN G & M							
2195/0209	5/08/2018	WD	Q	I	01	310,000	
GRANTOR: LBW INVESTMENTS LLC							
GRANTEE: KOSTICH DEVELOPMENT							

BUILDING NOTES											
BUILDING DIMENSIONS											
UOP=[YR=2019] W19 S13 BAS=[YR=2019] W13 N5 W15 S18 W3 S17 UOP=[YR=2019] W4 S15 E7 FGR=[YR=2019] S28 E12 S2 E11 N13 FOP=[YR=2019] E24 N7 W24 S7\$ N20 W23 S3\$ N12 W3 N3\$ S3 E3 S9 E23 S13 E24 N18 E2 N12 W2 N18 FOP=[YR=2019] N7 W19 S7 E19\$ W19 N7\$ E19 N13\$ PTR=E15 FUS=[YR=2019] E47 S48 W13 N20 W11 S16 W5 FST=[YR=2019] S11 UAT=[YR=2019] S13 W12 N13 E12\$ W12 N11 E12\$ W18 N44\$ W15\$.											