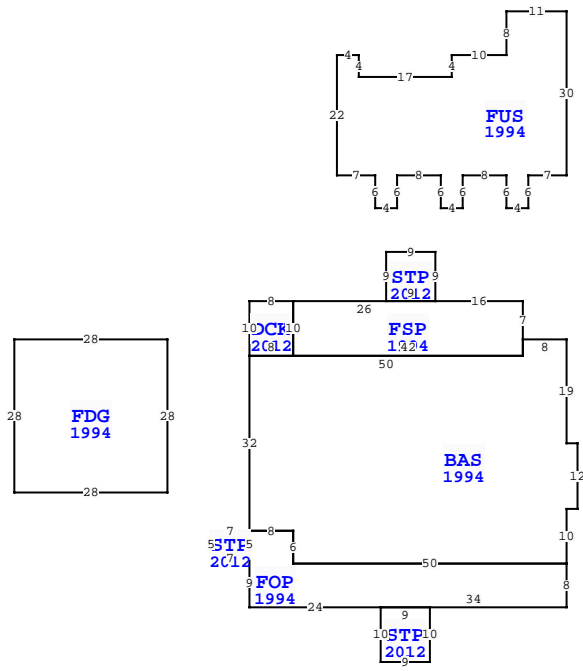


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 90	
Interior Wall	08	DECORATIVE 10	
Interior Floor	12	HARDWOOD 60	
Interior Floor	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC		10007.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,204	100	2,204
DCK	80	10	8
FDG	784	60	470
FOP	512	30	154
FSP	420	40	168
FUS	1,016	100	1,016
STP	35	10	4
STP	81	10	8
STP	90	10	9
TOTALS	5,222		4,041

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%	2023								
Heated Area: 3220						HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		716,866	
TOTAL MARKET OB/XF VALUE		16,724	
TOTAL LAND VALUE - MARKET		550,000	
TOTAL MARKET VALUE		1,283,590	
SOH/AGL Deduction		97,065	
ASSESSED VALUE		1,186,525	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		1,136,525	
TOTAL JUST VALUE		1,283,590	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,151,966	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217678	H/AC	0	10/01/2012
B1226185	INT REMODEL	8,000	07/01/2012
B0490	NEW CONSTR	131,318	09/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2157/1387	11/14/2017	WD	Q	I	01	759,000
GRANTOR: CHESTER ROBIN GOWER 2						
GRANTEE: GIULIANO FRANK & MI						
1832/0455	12/27/2012	WD	U	I	30	100
GRANTOR: GOWER WILLIAM H						
GRANTEE: GOWER GAYLE B CO-TR						

EXTRA FEATURES															BLD DATE		LGL DATE	
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	BLD DATE	LGL DATE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	76	1,520		04/08/2024	MLU
2	0812	CONCRETE C	0	100	0	2,449.00	SF	4.00	4.00	100	1994	1994	3	68	6,661			
3	0858	SCULP CONC	0	100	0	256.00	SF	13.00	13.00	100	1994	1994	3	90	2,995			
4	1075	TRELLIS G	0	100	22	110.00	SF	35.00	35.00	100	1994	1994	3	20	770			
5	0445	BOX FNC 5'	0	100	0	9.00	LF	8.10	8.10	100	1994	1994	3	20	15			
6	0810	CONCRETE A	0	100	16	112.00	SF	6.50	6.50	100	1994	1994	3	68	495			
7	0446	BOX FNC 6'	0	100	0	6.00	LF	20.00	20.00	100	1994	1994	3	20	24			
8	0810	CONCRETE A	0	100	11	66.00	SF	6.50	6.50	100	1994	1994	3	68	292			
9	1126	CB/STC 8"	0	100	0	218.00	SF	8.00	8.00	100	1994	1994	3	68	1,186			
10	0811	CONCRETE B	0	100	0	572.00	SF	5.20	5.20	100	2012	2012	3	93	2,766			

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	000100	C	SFR			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	550,000.00	550,000.00	550,000							