



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	SUBAREA MARKET VALUE
BAS	2,316	100	2,316	347,397
DCK	32	10	3	450
FDG	552	60	331	49,649
FOP	30	30	9	1,350
FOP	64	30	19	2,850
FSP	177	40	71	10,650
UOP	24	20	5	750
UOP	32	20	6	900
UOP	42	20	8	1,200
TOTALS	3,269		2,768	415,196

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000
2	0855	CONC PAVER	0	0	0	0	854.00	SF	7.00	7.00	100	2011
3	0855	CONC PAVER	0	0	0	0	372.00	SF	7.00	7.00	100	2011
4	0858	SCULP CONC	0	0	13	4	52.00	SF	13.00	13.00	100	2000
5	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2000

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	0		PUD	0.00	0.00	2.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,768	112.9920	169.49	469,148	2000	2000		0	0	11.50	88.50
1 SFR CUST - 0% - 2024 Heated Area: 2316 HX Base Yr												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2024 MLU												

TOTAL OB/XF 10,259												
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			415,196
TOTAL MARKET OB/XF VALUE			10,259
TOTAL LAND VALUE - MARKET			825,000
TOTAL MARKET VALUE			1,250,455
SOH/AGL Deduction			0
ASSESSED VALUE			1,250,455
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,250,455
TOTAL JUST VALUE			1,250,455
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,082,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23025	REPAIR/RRF	9,999	11/01/2009
B007082	NEW CONSTR	210,000	04/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/944	5/18/2023	WD U	I	I	30	1,100,000
GRANTOR: ESPOSITO FRANCES I &						
GRANTEE: LUCKY TRUST FUND						
2149/0044	9/29/2017	WD Q	I	I	02	850,000
GRANTOR: BOULAY PAUL P & JEANN						
GRANTEE: ESPOSITO FRANCES I						

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2000] W5 N13 W14 FSP=[YR=2010] N3 W7 DCK=[YR=2010] N4 W8 S4 E8 \$ W14 S9 E19 N6 E2 \$ W2 S6 W19 S7 W17 S24 E2 S11 E12 S5 E15 UOP=[YR=2000] S1 E8 N4 FOP=[YR=2000] N8 W8 S8 E8 \$ W8 S3 \$ N11 E8 S11 E15 N12 UOP=[YR=2000] E6 N7 UOP=[YR=2000] E3 N6 W4 FOP=[YR=2000] W5 S6 E5 N6 \$ S6 E1 \$ W6 S7 \$ N13 E5 N15 \$ PTR= E20 FDG=[YR=2000] E23 S24 W23 N24 \$ W20 \$.												