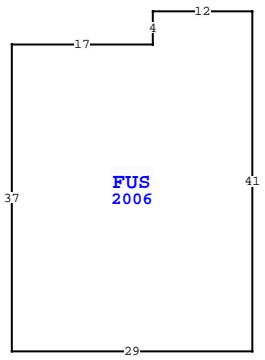
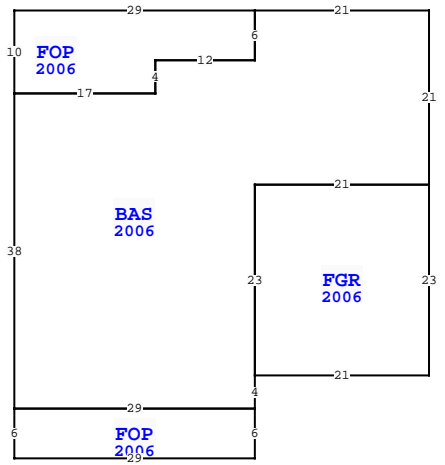


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	16	WD FR STUC	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	13	LVT/LAMMT	70	
Interior Floor	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		5	100	
Bathrooms		3	100	
Frame	02	WOOD FRAME	100	
Stories	2.	2.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	1,591	195,829
FGR	483	55	266	32,741
FOP	174	30	52	6,400
FOP	242	30	73	8,985
FUS	1,121	100	1,121	137,979
TOTALS	3,611		3,103	381,936

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,103	107.6124	134.52	417,416	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2020 Heated Area: 2712 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			381,936
TOTAL MARKET OB/XF VALUE			6,495
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			515,931
SOH/AGL Deduction			245,948
ASSESSED VALUE			269,983
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			219,983
TOTAL JUST VALUE			515,931
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			498,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2200010	REPAIR/RRF	13,900	01/04/2022
M11865	MECH OTHER	0	08/01/2006
E17732	ELEC OTHER	2,300	07/01/2006
P11293	OTHER	0	07/01/2006
C17028	CO ISSUED	375,465	01/01/2006
R08853	REPAIR/RRF	1,500	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2296/0936	8/02/2019	WD	Q	I	01	405,000
GRANTOR: DLUGOS TERRENCE W & A						
GRANTEE: SIEGEL JEREMY A & A						
1850/1257	3/29/2013	WD	Q	I	02	263,900
GRANTOR: JOHNS DAVID K & LINDA						
GRANTEE: DLUGOS TERRENCE W &						

BLD DATE		03/29/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W21 FOP=[YR=2006] W29 S10 E17 N4 E12 N6 \$ S6	
W12 S4 W17 S38 FOP=[YR=2006] S6 E29 N6 W29 \$ E29 N4	
FGR=[YR=2006] E21 N23 W21 S23 \$ N23 E21 N21 \$ PTR=E30	
FUS=[YR=2006] E17 N4 E12 S41 W29 N37 \$ W30 \$.	

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	0811	CONCRETE B	0	100	0	0			921.00	SF	5.20				4,167	
2	0855	CONC PAVER	0	100	0	0			240.00	SF	10.00				2,328	

LAND DESCRIPTION		TOTAL OB/XF														6,495								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							