

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 80	
Interior Floo	14	CARPET 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	06	DIST 1D 100	
Occupancy	00	NONE 100	
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC		8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	816	100	816
FOP	72	30	22
TOTALS	888		838
			75,025

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	838	112.8600	107.22	89,850	1986	1986	0	0	16.50	83.50

1 SINGLE FAM - 0% - 2023 Heated Area: 816 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			75,025
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			110,025
SOH/AGL Deduction			0
ASSESSED VALUE			110,025
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			110,025
TOTAL JUST VALUE			110,025
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			106,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3627	N/A	29,375	09/23/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/1459	8/29/2022	WD	U	I	11	100

GRANTOR: PACETTI WALTER ALVIN  
GRANTEE: PACETTI WALTER ALVI

1871/0572	7/26/2013	QC	U	I	11	100
GRANTOR: HENRY PATRICIA ANN GRANTEE: PACETTI WALTER ALVI						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W12 FOP=[YR=1993] N6 W12 S6 E12 \$ W12 N6 W8 S30 E32 N24 \$ .	

EXTRA FEATURES																
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

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							