



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4078.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	194,461
FGR	444	55	244	31,633
FOP	61	30	18	2,334
FSP	144	40	58	7,519
PTO	55	5	3	389
TOTALS	2,204		1,823	236,335

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	13	3	39.00	SF	10.00	
3	0855	CONC PAVER	0 100	0	0	548.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,823	106.9200	133.65	243,644	2017	2017	0	0	0	3.00	97.00	
1 SNGL FAM - 100% - 2021 Heated Area: 1500 HX Base Yr 2021													

BLD DATE		03/03/2023	NW	LGL DATE		
XF DATE				LAND DATE		06/13/2023
INC DATE				AG DATE		MLU

TOTAL OB/XF													
9,124													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		236,335	
TOTAL MARKET OB/XF VALUE		9,124	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		320,459	
SOH/AGL Deduction		88,500	
ASSESSED VALUE		231,959	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		176,959	
TOTAL JUST VALUE		320,459	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		322,334	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633643	CO ISSUED	0	04/28/2017
B1633643	NEW CONSTR	193,343	12/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2418/1304	12/18/2020	WD	Q	I	02	275,000
GRANTOR: AGINSKY DAVID A & DON						
GRANTEE: LAWLER EDITH & FRAN						
2163/0353	12/04/2017	WD	U	I	11	100
GRANTOR: AGINSKY DAVID A & DON						
GRANTEE: AGINSKY DAVID A & D						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2017] W 12 S12 BAS=[YR=2017] W28 S44 PTO=[YR=2017] S5 E11 FOP=[YR=2017] E9 FGR=[YR=2017] S5 E20 N23 W12 S2 W8 S16\$ N7 W8 S2 W1 S5\$ N5 W11 \$ E12 N2 E8 N9 E8 N2 E12 N31 W12\$ E12 N12\$.									