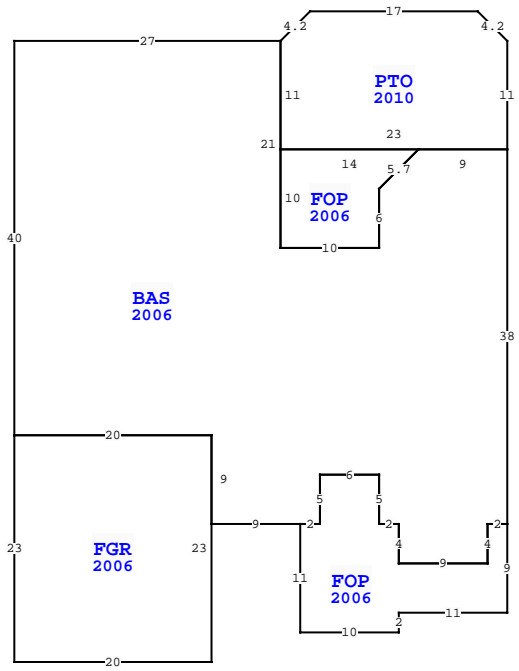


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,915	100	1,915
FGR	460	55	253
FOP	108	30	32
FOP	203	30	61
PTO	313	5	16
TOTALS	2,999		2,277
			290,705

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,277	111.6220	139.53	317,710	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 0% - 2024 Heated Area: 1915 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			290,705
TOTAL MARKET OB/XF VALUE			9,822
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			465,527
SOH/AGL Deduction			0
ASSESSED VALUE			465,527
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			465,527
TOTAL JUST VALUE			465,527
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			458,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24031	ADDITION	6,089	10/01/2010
E16790	NEW CONSTR	2,000	02/01/2006
M11041	H/AC	0	02/01/2006
P10548	NEW CONSTR	0	01/01/2006
C16414	CO ISSUED	211,000	10/01/2005
R08456	REPAIR/RRF	5,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/1956	11/08/2021	LE	U	I	11	100
GRANTOR: BRESCIANI GLORIA G						
GRANTEE: MCCARTHY CATHERINE						
1488/0160	3/27/2007	WD	Q	I		299,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: BRESCIANI LUIGI & G						

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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	0	42	16	SF	6.50	6.50	100	2006	2006	3	87	3,800	
3	0810	CONCRETE A	0	0	24	3	SF	6.50	6.50	100	2006	2006	3	87	407	
4	0911	SCRN RM A	0	0	0	0	SF	17.50	17.50	100	2010	2010	3	45	2,465	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/18/2024	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS
PTO=[YR=2010] N11 U3 L3 W17 D3 L3 S11 E23\$BAS=[YR=2006] W9 FOP=[YR=2006] W14 S10 E10N6 U4 R4 \$ D4 L4 S6 W10N21W27S40 FGR=[YR=2006] S23 E20 N23W20\$E20S9 E9FOP=[YR=2006] S11 E10N2E11 N9W2S4 W9N4W2N5W6S5W2\$ E2N5E6S5E2S4E9 N4E2 N38\$.

LAND DESCRIPTION																								
TOTAL OB/XF 9,822																								
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							