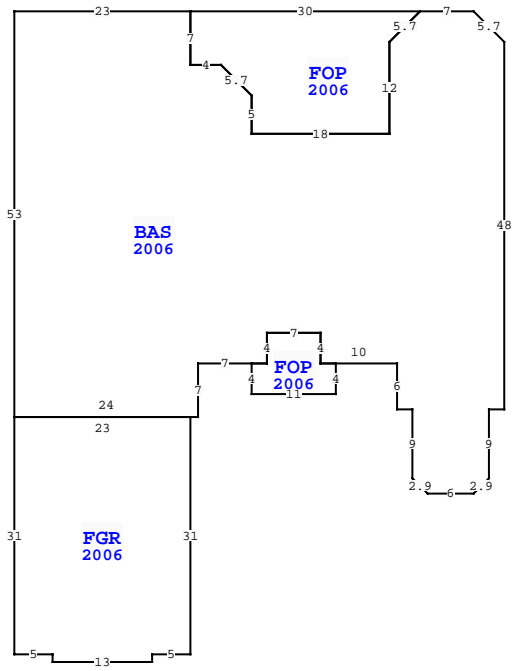


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	16 WD FR STUC 100			
Roof Structur	08 IRREGULAR 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	12 HARDWOOD 50			
Interior Floo	14 CARPET 50			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR 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 04			
NEIGHBORHOOD/LOC	4042.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,906	100	2,906	344,020
FGR	726	55	399	47,235
FOP	72	30	22	2,604
FOP	360	30	108	12,785
TOTALS	4,064		3,435	406,644

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,435	103.5000	129.38	444,420	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2022 Heated Area: 2906 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	406,644		
TOTAL MARKET OB/XF VALUE	26,667		
TOTAL LAND VALUE - MARKET	165,000		
TOTAL MARKET VALUE	598,311		
SOH/AGL Deduction	74,336		
ASSESSED VALUE	523,975		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	473,975		
TOTAL JUST VALUE	598,311		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	608,532		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24873	ADDITION	11,718	07/01/2011
M11737	MECH OTHER	0	07/01/2006
C17723	CO ISSUED	0	05/01/2006
P11167	OTHER	0	05/01/2006
R09276	REPAIR/RRF	3,500	05/01/2006
B0617723	NEW CONSTR	566,000	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0448	7/01/2021	WD Q	Q	I	02	715,000
GRANTOR: RADUENZ TIMOTHY E & G						
GRANTEE: MCDERMOTT DENNIS M						
1737/1511	5/05/2011	WD U	U	I	38	320,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: RADUENZ TIMOTHY E &						

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	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0855	CONC PAVER	0	100	0	1,450.00	SF	10.00	10.00	100	2006	2006	3	87	12,615	
3	0819	CONC 12"	0	100	4	16.00	SF	9.50	9.50	100	2006	2006	3	87	132	
4	0911	SCRN RM A	0	100	0	600.00	SF	17.50	17.50	100	2011	2011	3	50	5,250	
5	0855	CONC PAVER	0	100	0	600.00	SF	10.00	10.00	100	2011	2011	3	92	5,520	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] L4 U4 W7 FOP=[YR=2006] W30S7 E4 R4 D4 S5E18N12 U4 R4 \$ L4 D4 S12W18N5 U4 L4 W4N7W23 S53 FGR=[YR=2006] S31E5S1E13N1E5N31W23\$ E24N7E7FOP=[YR=2006] S4E11N4W2N4W7S4 W2\$E2N4E7S4E10S6E2S9 D2 R2 E6 U2 R2 N9E2N48\$.	

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000									