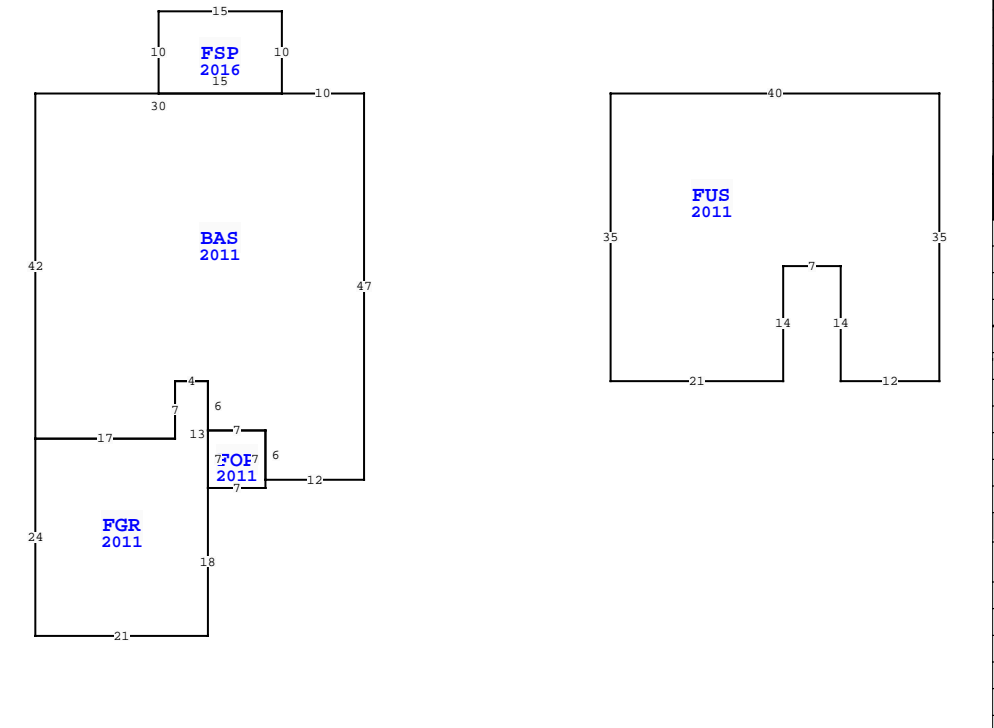


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	60
Exterior Wall	16	WD FR STUC	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3.5	100
Frame	03	MASONRY	100
Stories	2.	2.100	
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,375	104.6040	130.76	441,315	2011	2011	0	0	6.00	94.00		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		414,836	
TOTAL MARKET OB/XF VALUE		8,104	
TOTAL LAND VALUE - MARKET		148,500	
TOTAL MARKET VALUE		571,440	
SOH/AGL Deduction		0	
ASSESSED VALUE		571,440	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		521,440	
TOTAL JUST VALUE		571,440	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		587,166	

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	1,705	100	1,705	209,569
FGR	532	55	293	36,014
FOP	49	30	15	1,843
FSP	150	40	60	7,375
FUS	1,302	100	1,302	160,035
TOTALS	3,738		3,375	414,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25080	CO ISSUED	0	12/12/2011
M16596	H/AC	0	10/01/2011
E23793	NEW CONSTR	0	09/01/2011
P14986	NEW CONSTR	0	09/01/2011
B25080	NEW CONSTR	330,503	08/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/0467	6/14/2021	QC	U	I	11	100

GRANTOR: MCMAHON KATELYN P
 GRANTEE: PRUS FILIP

2366/0367	6/04/2020	WD	Q	I	01	320,000
GRANTOR: CHABOT ANGELA R & JEF GRANTEE: PRUS FILIP & KATELY						

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	0855	CONC PAVER	0	100	0	668.00	SF	10.00	10.00	100	2011	2011	3	92	6,146	
2	0462	ST/AL FNC	0	100	72	288.00	SF	10.00	10.00	100	2012	2012	3	68	1,958	

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=2011] W10 FSP=[YR=2016] N10 W15 S10 E15 \$ W30 S42 FGR=[YR=2011] S24 E21 N18 FOP=[YR=2011] E7 N7 W7 S7 \$ N13 W4 S7 W17 \$ E17 N7 E4 S6 E7 S6 E12 N47 \$ PTR= E30 FUS=[YR=2011] E40 S35 W12 N14 W7 S14 W21 N35 \$ W30 \$.													

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	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	165,000.00	148,500.00	148,500							