

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 Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,606	100	2,606
FGR	734	55	404
FOP	42	30	13
FSP	210	40	84
FST	18	55	10
FUS	443	100	443
STR	77	10	8
TOTALS	4,130		3,568
			450,085

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,568	104.5800	130.72	466,409	2016	2016	0	0	3.50	96.50

1 SNGL FAM - 0% - 0 Heated Area: 3049 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			450,085
TOTAL MARKET OB/XF VALUE			9,188
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			534,273
SOH/AGL Deduction			69,576
ASSESSED VALUE			464,697
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			464,697
TOTAL JUST VALUE			534,273
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			504,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707518	SOLAR PANELS	25,977	12/01/2017
B1631782	NEW CONSTR	382,910	02/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2098/1181	1/31/2017	WD Q	Q	I	01	417,500

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: KRAMMER SUSAN R 200

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/08/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W24 FSP=[YR=2017] W21 S10 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2016] S1 E10 N1 FGR=[YR=2016] E1 S5 E22 N2 E10 N21 W14 FST=[YR=2016] W6 S3 E6 N3\$ S3 W6 N3 W14 S18 E1\$ W1 N4 W8 S4 W1\$ E1 N4 E8 N14 E29 N26 W5 N26\$ PTR=E20 STR=[YR=2016] E7 FUS=[YR=2016] E13 S26 W20 N15 E7 N11\$ S11 W7 N11\$ W20\$.	

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	0811	CONCRETE B	0	0	0	0	825.00	SF	5.20	5.20	100	2016	2016	3	96	4,118	
2	0911	SCRN RM A	0	0	21	6	126.00	SF	17.50	17.50	100	2016	2016	3	74	1,632	
3	0476	VF 6 SBPL	0	0	0	0	110.00	LF	32.00	32.00	100	2016	2016	3	90	3,168	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							