



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4145.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	1,939	220,369
FGR	420	55	231	26,253
FOP	48	30	14	1,592
FSP	224	40	90	10,228
FUS	371	100	371	42,165
STR	58	10	6	682

TOTALS	3,060		2,651	301,287
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	621.00	SF	5.20	5.20

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	
0100	01	2,651	122.0688	115.97	307,436	2018	2018	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2024												
Heated Area: 2310												
HX Base Yr 2024												

BLD DATE	03/30/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF												
3,132												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		301,287	
TOTAL MARKET OB/XF VALUE		3,132	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		379,419	
SOH/AGL Deduction		0	
ASSESSED VALUE		379,419	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		329,419	
TOTAL JUST VALUE		379,419	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,845	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705907	CO ISSUED	0	03/26/2018
B1705907	NEW CONSTR	290,701	07/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/134	6/26/2023	WD	Q	I	01	455,000
GRANTOR: CANIGIANI GLENN						
GRANTEE: HLOHowsKYJ FAMILY T						
2186/0645	3/26/2018	WD	Q	I	02	278,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CANIGIANI GLENN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W10 U3 L3 W7 D3 L3 W1 FSP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR=E20 STR=[YR=2018] E10 FUS=[YR=2018] E14 S19 W21 N15 E7 N4\$ S4 W7 S6 W3 N10 \$ W20\$.									