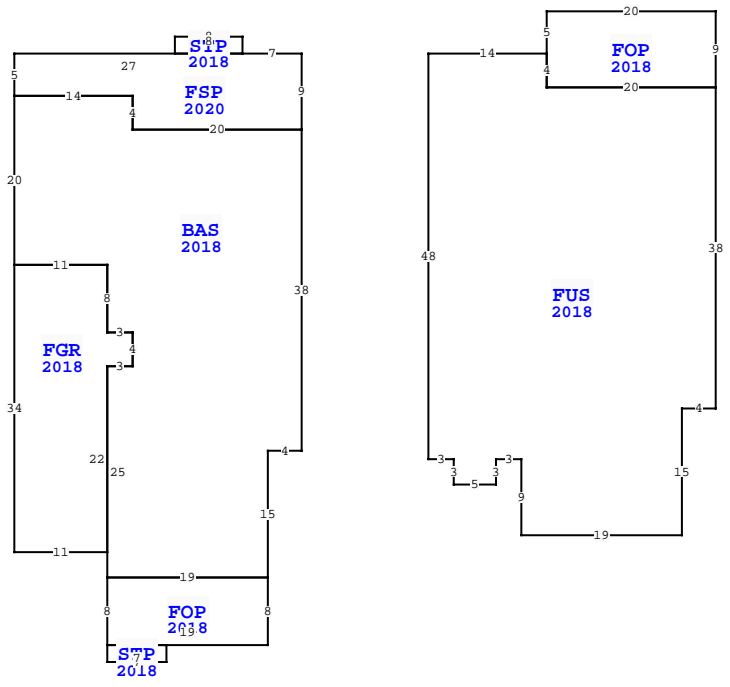


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	11	SLATE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2104.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,379	100	1,379
FGR	386	55	212
FOP	152	30	46
FOP	180	30	54
FSP	250	40	100
FUS	1,714	100	1,714
STP	14	10	1
STP	16	10	2
TOTALS	4,091		3,508

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2019	Heated Area: 3093					HX	Base Yr 2019



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			642,222
TOTAL MARKET OB/XF VALUE			15,973
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			908,195
SOH/AGL Deduction			379,605
ASSESSED VALUE			528,590
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			473,590
TOTAL JUST VALUE			908,195
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			773,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173440	CO ISSUED	0	12/17/2018
20173440	NEW CONSTR	390,461	11/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2244/1504	12/20/2018	SW	Q	I	02	560,900

GRANTOR: D & H HOMES LLC
GRANTEE: TRAMONTANO SANDRA A

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
2	0855	CONC PAVER	0	100	0	252.00	SF	7.00	7.00	100	2018	2018	3	97	1,711	
3	0855	CONC PAVER	0	100	0	24.00	SF	7.00	7.00	100	2018	2018	3	97	163	
4	0855	CONC PAVER	0	100	0	315.00	SF	7.00	7.00	100	2018	2018	3	97	2,139	
5	0410	ELEVATOR	0	100	0	1.00	UT	10,000.00	10,000.00	100	2018	2018	3	100	10,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2024	MLU

BUILDING NOTES	
FSP=[YR=2020] W7 STP=[YR=2018] N2 W8 S2 E8 \$ W27 S5 BAS=[YR=2018] S20 FGR=[YR=2018] S34 E11 N22 E3 N4 W3 N8 W11\$ E11 S8 E3 S4 W3 S25 FOP=[YR=2018] S8 STP=[YR=2018] S2 E7 N2 W7\$ E19 N8 W19\$ E19 N15 E4 N38 W20 N4 W14 \$ E14 S4 E20 N9\$ PTR=E15 FUS=[YR=2018] E14 FOP=[YR=2018] N5E20S9W20 N4\$ S4 E20 S38 W4 S15 W19 N9 W3 S3 W5 N3 W3 N48\$ W15\$.	

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	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							