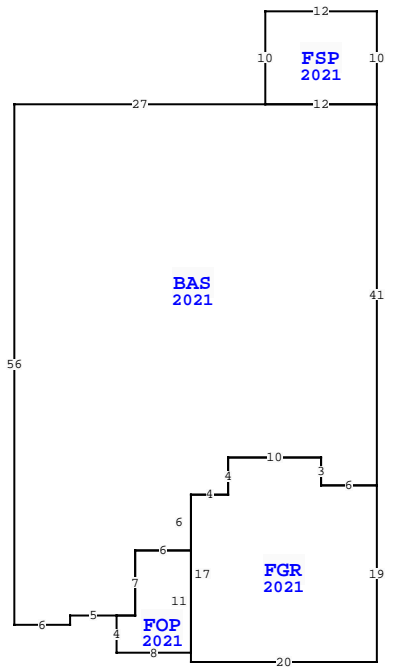




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 70		
Interior Floor	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC		4090.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100	1,803	207,115
FGR	406	55	223	25,616
FOP	74	30	22	2,527
FSP	120	40	48	5,514
TOTALS	2,403		2,096	240,773

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,096	121.5249	115.45	241,983	2021	2021	0	0	0.50	99.50	
1 SINGLE FAM - 0% - 2024 Heated Area: 1803 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			240,773
TOTAL MARKET OB/XF VALUE			3,434
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			319,207
SOH/AGL Deduction			0
ASSESSED VALUE			319,207
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			319,207
TOTAL JUST VALUE			319,207
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			293,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002240	NEW CONSTR	248,636	02/25/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2519/1338	12/07/2021	WD	Q	I	02	385,000
GRANTOR: CARLINO JOSEPH J & SH						
GRANTEE: PHILLIPS DEBRA L						
2500/0827	9/24/2021	SW	Q	I	01	309,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CARLINO JOSEPH J &						

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		667.00	SF	5.20				5.20	3,434

BLD DATE		03/13/2023	NW	LGL DATE	04/24/2024	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2021] N10 W12 S10 BAS=[YR=2021] W27 S56 E6 N1 E5 FOP=[YR=2021] S4 E8 FGR=[YR=2021] S1E20 N19 W6 N3 W10 S4 W4 S17\$ N11 W6 S7 W2\$ E2 N7 E6 N6 E4 N4 E10 S3 E6 N41 W12\$ E12\$.	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								