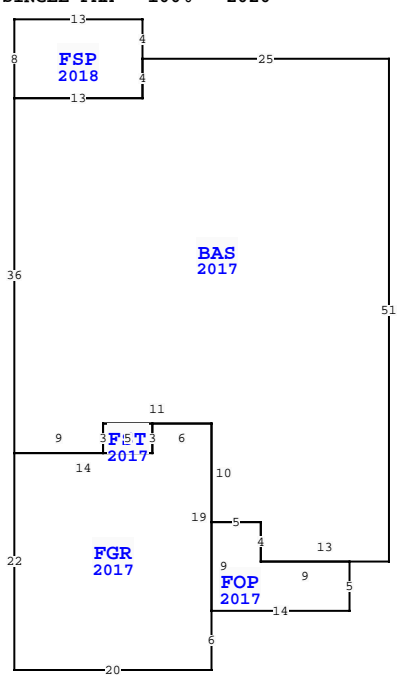




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4035.00
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	1,613 100 1,613 205,107
FGR	458 55 252 32,044
FOP	90 30 27 3,434
FSP	104 40 42 5,341
FST	15 55 8 1,017
TOTALS	2,280 1,942 246,942

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,942	137.4940	130.62	253,664	2017	2017	0	0	2.65	97.35
1 SINGLE FAM - 100% - 2020 Heated Area: 1613 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	246,942	
TOTAL MARKET OB/XF VALUE	33,513	
TOTAL LAND VALUE - MARKET	75,000	
TOTAL MARKET VALUE	355,455	
SOH/AGL Deduction	107,857	
ASSESSED VALUE	247,598	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	197,598	
TOTAL JUST VALUE	355,455	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	345,280	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801895	SWIM POOL	35,000	03/01/2018
B1705755	NEW CONSTR	209,594	06/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/1582	7/26/2019	WD Q	Q	I	01	300,000
GRANTOR: LULLI DOMINIC J & JER						
GRANTEE: BROWN KENNETH L & T						
2153/1249	10/23/2017	QC U	V	11		100
GRANTOR: LULLI DOMINIC J & JER						
GRANTEE: LULLI DOMINIC J & 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	100	0	0			565.00	SF	5.20	5.20	100	2017	2017	3	97	2,850	
2	0810	CONCRETE A	0	100	0	0			36.00	SF	6.50	6.50	100	2017	2017	3	97	227	
3	0855	CONC PAVER	0	100	0	0			64.00	SF	10.00	10.00	100	2018	2018	3	97	621	
4	0861	POOL GUNIT	0	100	0	0			250.00	SF	85.00	85.00	100	2018	2018	3	87	18,488	
5	0871	POOL HTR R	0	100	0	0			1.00	UT	2,000.00	2,000.00	100	2018	2018	3	82	1,640	
6	0855	CONC PAVER	0	100	0	0			396.00	SF	10.00	10.00	100	2018	2018	3	97	3,841	
7	0462	ST/AL FNC	0	100	0	0			672.00	SF	10.00	10.00	100	2018	2018	3	87	5,846	
TOTALS															33,513				

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/17/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2017] W25 FSP=[YR=2018] N4 W13 S8 E13 N4\$ S4 W13 S36 FGR=[YR=2017] S22 E20 N6 FOP=[YR=2017] E14 N5 W9 N4 W5 S9\$ N19 W6 FST=[YR=2017] W5 S3 E5 N3 \$ S3 W14\$ E9 N3 E11 S10 E5 S4 E13 N51\$.	

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							