



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,391	100	2,391	254,747
FGR	421	55	232	24,718
FOP	55	30	16	1,705
FOP	180	30	54	5,753
TOTALS	3,047		2,693	286,923

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,693	121.4400	115.37	310,691	2007	2007	0	0	7.65	92.35
1 SINGLE FAM - 100% - 2022 Heated Area: 2391 HX Base Yr 2022											
BLD DATE	03/14/2023	NW	LGL DATE								
XF DATE	08/07/2007	JM	LAND DATE	08/07/2007	JM						
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD
VALUATION BY	Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE			286,923
TOTAL MARKET OB/XF VALUE			8,135
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			350,058
SOH/AGL Deduction			146,051
ASSESSED VALUE			204,007
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			154,007
TOTAL JUST VALUE			350,058
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18794	ELEC OTHER	2,000	02/01/2007
M12459	MECH OTHER	0	02/01/2007
P11997	OTHER	0	01/01/2007
C19231	CO ISSUED	0	12/01/2006
B19231	NEW CONSTR	200,772	12/01/2006
R09977	REPAIR/RRF	3,900	12/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2494/0476	8/23/2021	WD Q	I	I	01
GRANTOR: ZILLOW HOME PROPERTY					
GRANTEE: DEPIERRO TIMOTHY &					
2459/1079	5/04/2021	WD U	I	I	37
GRANTOR: PARKS MACHESTEA S & C					
GRANTEE: ZILLOW HOME PROPERT					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007
2	0855	CONC PAVER	0 100	0	0	75.00	SF	10.00	10.00	100	2007
3	0811	CONCRETE B	0 100	0	0	664.00	SF	5.20	5.20	100	2007
4	0476	VF 6 SBPL	0 100	0	0	94.00	LF	32.00	32.00	100	2014

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W18 FOP=[YR=2007] W18 S10 E18 N10\$ S10 W18 S5 W14 S46 E11 FOP=[YR=2007] S3 E9 N5 W2 N2 W6 S4 W1\$ E1 N4 E6 S2 E12 FGR=[YR=2007] S12 E20 N21 W9 N4 W4 S5 W6 S8 W1\$ E1 N8 E6 N5 E4 S4 E9 N50\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00