



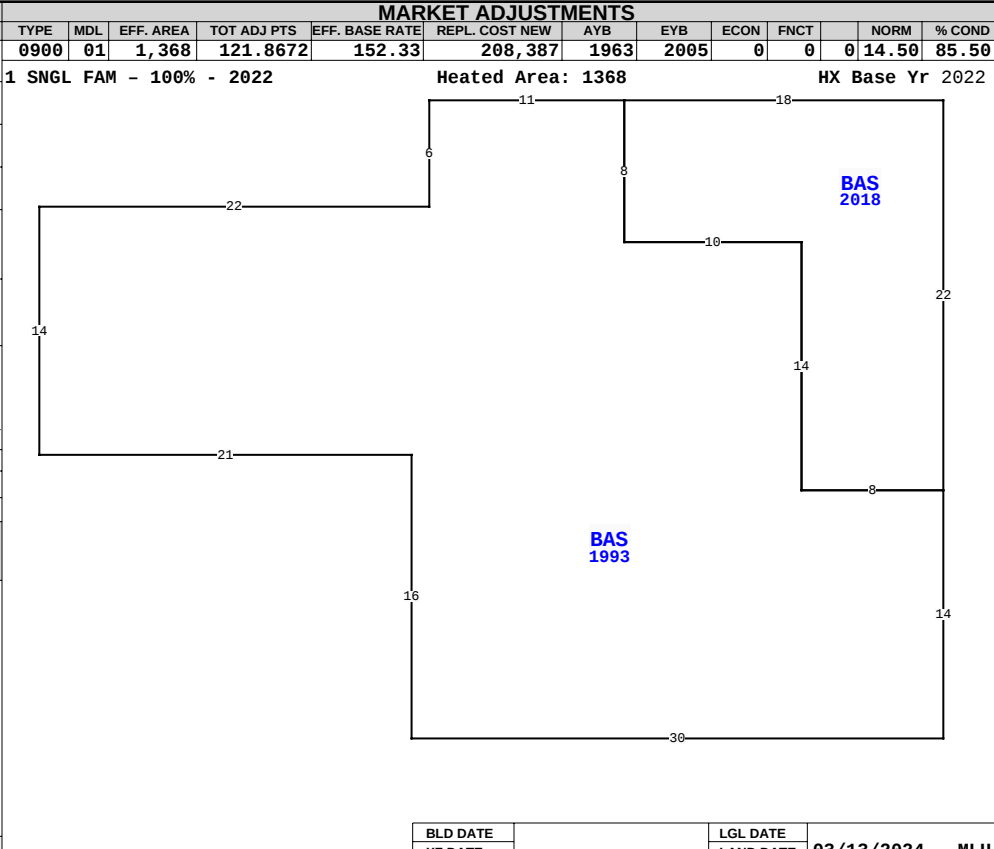
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100	1,112	144,829
BAS	256	100	256	33,342
TOTALS	1,368		1,368	178,171

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2010
3	0810	CONCRETE A	0 100	0	0	432.00	SF	6.50	6.50	100	2017

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	000130	C	SFR WATER	100		OR	125.00	882.00	114.00	FF	1.00



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	178,171										
TOTAL MARKET OB/XF VALUE	4,640										
TOTAL LAND VALUE - MARKET	855,000										
TOTAL MARKET VALUE	1,037,811										
SOH/AGL Deduction	579,310										
ASSESSED VALUE	458,501										
TOTAL EXEMPTION VALUE	HX HB AM 175,348										
BASE TAXABLE VALUE	283,153										
TOTAL JUST VALUE	1,037,811										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	631,415										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704529	REMODEL - DOORS	1,747	07/01/2017
R1213189	REPAIR/RRF	4,000	10/01/2012
B1226528	DEMOLITION	100	10/01/2012
6502	CHNGE SRVC	500	02/19/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2726/1261	7/22/2024	WD	Q	I	01	627,000
GRANTOR: CROSSNO ROBERT G						
GRANTEE: EBERSOLD CHRISTOPHE						
2410/1239	10/23/2020	WD	Q	I	01	350,000
GRANTOR: WYNKOOP PHILLIP						
GRANTEE: CROSSNO ROBERT G						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W18 BAS=[YR=1993] W11 S6 W22 S14 E21 S16 E30 N14 W8 N14 W10 N8\$ S8 E10 S14 E8 N22\$.											