



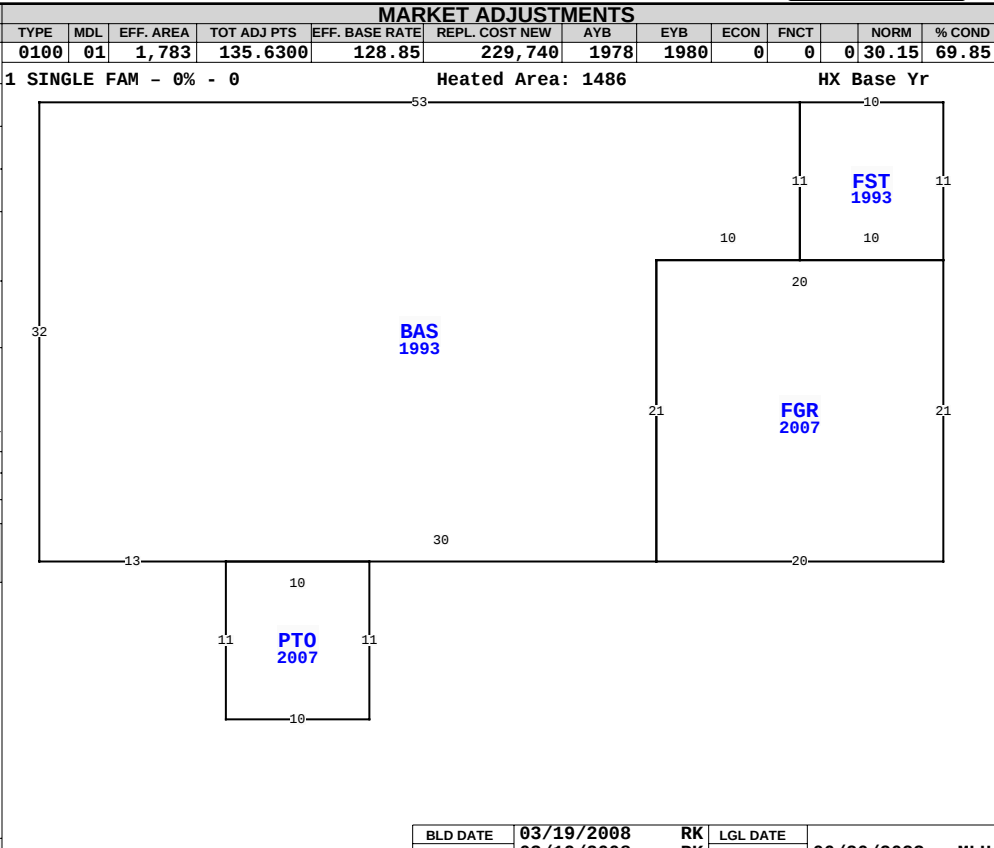
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,486	100	1,486	133,742
FGR	420	55	231	20,790
FST	110	55	60	5,400
PTO	110	5	6	540
TOTALS	2,126		1,783	160,473

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	631.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		RSF	1106.00	203.00	1.00	LT	



BLD DATE	03/19/2008	RK	LGL DATE	
XF DATE	03/19/2008	RK	LAND DATE	06/20/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
4,351											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE			160,473
TOTAL MARKET OB/XF VALUE			4,351
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			239,824
SOH/AGL Deduction			38,454
ASSESSED VALUE			201,370
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			201,370
TOTAL JUST VALUE			239,824
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2056/0772	6/28/2016	WD	U	I	11
GRANTOR: MANGANARO MARIO P & R					SALE PRICE
GRANTEE: MANGANARO FAMILY TR					100
1131/1809	4/23/2003	WD	Q	I	
GRANTOR: GARRETT NORMAN F & VA					115,000
GRANTEE: MANGANARO MARIO P &					

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1993] W10 BAS=[YR=1993] W53 S32 E13 PTO=[YR=2007] S11 E10 N11 W10 \$ E30 FGR=[YR=2007] E20 N21 W20 S21 \$ N21 E10 N11 \$ S11 E10 N11 \$.											