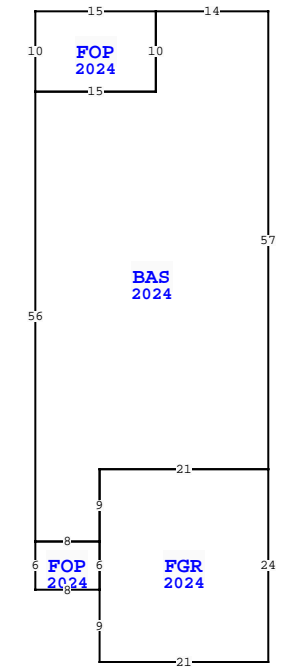




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	13	LVT/LAMMT	70	
Interior Floor	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		2	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Quality	06	Quality Level	06	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4094.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	1,575	247,165
FGR	504	55	277	43,470
FOP	48	30	14	2,197
FOP	150	30	45	7,062
TOTALS	2,277		1,911	299,893

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,911	125.5478	156.93	299,893	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 0% - 2024 Heated Area: 1575 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			299,893
TOTAL MARKET OB/XF VALUE			6,130
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			381,023
SOH/AGL Deduction			0
ASSESSED VALUE			381,023
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			381,023
TOTAL JUST VALUE			381,023
NCON VALUE			306,023
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004719	CO ISSUED		12/11/2023
230009031	NEW SFR	305,196	07/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2691/1460	1/25/2024	SW Q		I	02	416,000

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: RUTKOWSKI NANCY LEE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/12/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=120,-10] W14 S10 W15 S56 E8 N9 E21 N57 \$	
FOP=[YR=2024;ORIG=91,-10] E15 S10 W15 N10 \$	
FGR=[YR=2024;ORIG=99,47] E21 S24 W21 N9 N6 N9 \$	
POP=[YR=2024;ORIG=91,56] E8 S6 W8 N6 \$	

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	0855	CONC PAVER	0	0	0	0		613.00	SF	10.00				6,130	

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	0		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							