

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 50				
Exterior Wall	07 ASB SHNGLE 50				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	12 HARDWOOD 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	0 100				
Bathrooms	1 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
BUD8 Adjustme	05 DIST 1A 100				
Occupancy	00 NONE 100				
Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	2001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	1993	760	72,135
BAS	240	100	2015	240	22,780
FOP	40	30	1993	12	1,139
FST	72	55	1993	40	3,797
PTO	139	5	2015	7	664
UDG	234	55	1993	129	12,244
TOTALS	1,485			1,188	112,759

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2016		Heated Area: 1000					HX Base Yr 2016	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		112,759	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		198,000	
TOTAL MARKET VALUE		310,759	
SOH/AGL Deduction		178,137	
ASSESSED VALUE		132,622	
TOTAL EXEMPTION VALUE	HX HB SX	100,722	
BASE TAXABLE VALUE		31,900	
TOTAL JUST VALUE		310,759	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,928	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/229	4/18/2023	LE U	I	I	11	100
GRANTOR: MARENGHI LISA S						
GRANTEE: PRONOVOST MICHAEL S						
2001/0720	8/27/2015	WD Q	I	I	01	133,000
GRANTOR: LAW KEVIN & BRIANA DU						
GRANTEE: MARENGHI LISA						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
FST=[YR=1993] W12 S6 BAS=[YR=2015] S20 BAS=[YR=1993] W20 S16 E18 S8 FOP=[YR=1993] W5S8E5N8\$ S8 E11 PTO=[YR=2015] E14 N11 W9S3 W5S8\$ N8 E5 N24 W14\$ E12 N20 W12\$ E12 N6\$ PTR=E25 UDG=[YR=1993] E18 N13 W18S13\$ W25\$ .														

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	000100	C	RES	100		RM	110.00	180.00	110.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	198,000							