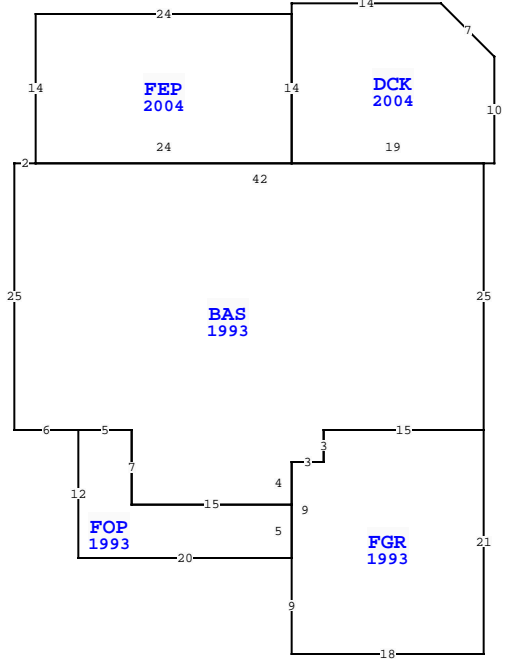


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	20	FACE BRICK 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC		2012.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,214	100	1993
DCK	273	10	2004
FEP	336	80	2004
FGR	369	55	1993
FOP	135	30	1993
TOTALS	2,327		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,753	133.1700	175.78	308,142	1990	1990	0	0	16.65	83.35
1 SNGL FAM - 100% - 2022 Heated Area: 1214 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			256,836
TOTAL MARKET OB/XF VALUE			3,194
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			400,030
SOH/AGL Deduction			50,428
ASSESSED VALUE			349,602
TOTAL EXEMPTION VALUE	VX HX HB		55,722
BASE TAXABLE VALUE			293,880
TOTAL JUST VALUE			400,030
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			377,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210397	XFOB	1,200	10/01/2002
6186	NEW CONSTR	56,880	01/02/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/1067	8/31/2021	WD	Q	I	01	359,900
GRANTOR: FRATTAROLI LORRAINE						
GRANTEE: KOSIEK NICHOLAS M						
1073/0300	8/06/2002	WD	Q	I	06	23,000
GRANTOR: GREGORY THOMAS						
GRANTEE: FRATTAROLI LAWRENCE						

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	0811	CONCRETE B	0	100	0	771.00	SF	5.20	5.20	100	1990	1990	3	57	2,285	
2	0940	SHEDS/PORT	0	100	12	96.00	SF	30.00	30.00	100	2002	2002	3	20	576	
3	0810	CONCRETE A	0	100	8	64.00	SF	6.50	6.50	100	2002	2002	3	80	333	
TOTALS															3,194	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/01/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS
DCK=[YR=2004] W14 S1 FEP=[YR=2004] W24 S14 BAS=[YR=1993] W2 S25 E6 FOP=[YR=1993] S12 E20 FGR=[YR=1993] S9 E18 N21 W15 S3 W3 S9 \$ N5 W15 N7 W5 \$ E5 S7 E15 N4 E3 N3 E15 N25 W42\$ E24 N14 \$ S14 E19 N10 U5 L5 \$ .

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							