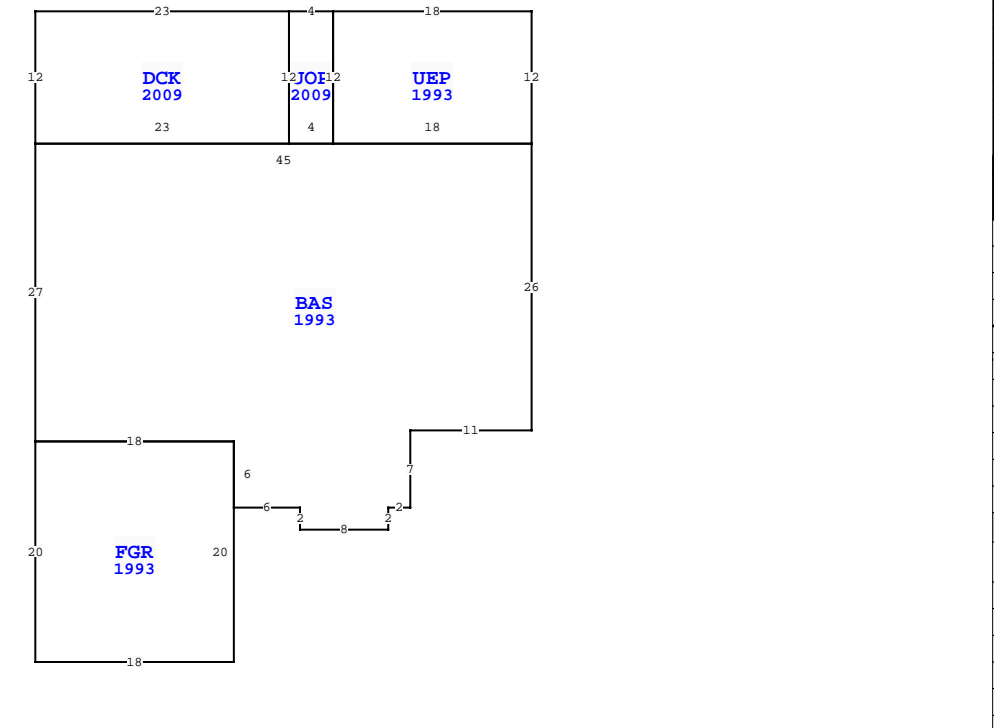


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 80
Exterior Wall	10 ABOVE AVG 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,682	128.8000	170.02	285,974	1989	1989	0	0	15.75	84.25



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	1993	1,316	188,506
DCK	276	10	2009	28	4,011
FGR	360	55	1993	198	28,362
UEP	216	60	1993	130	18,622
UOP	48	20	2009	10	1,432
TOTALS	2,216			1,682	240,933

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			240,933
TOTAL MARKET OB/XF VALUE			5,309
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			386,242
SOH/AGL Deduction			262,959
ASSESSED VALUE			123,283
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			72,561
TOTAL JUST VALUE			386,242
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			363,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5891	NEW CONSTR	69,500	07/26/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2767/1874	2/13/2025	WD Q	Q	I	01	430,000
GRANTOR: SHICK EDWIN R & DONNA						
GRANTEE: KEVE ZOLTAN BELA &						
2431/0679	1/25/2021	QC U	U	I	11	100
GRANTOR: SHICK EDWIN R & DONNA						
GRANTEE: SHICK EDWIN R & DON						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	100	0	666.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,887	
3	0810	CONCRETE A	0	100	0	319.00	SF	6.50	6.50	100	1990	1990	3	57	1,182	

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

BUILDING DIMENSIONS	
UEP=[YR=1993] W18 UOP=[YR=2009] W4 DCK=[YR=2009] W23 S12	
BAS=[YR=1993] S27 FGR=[YR=1993] S20 E18 N20 W18 \$ E18 S6 E6	
S2 E8 N2 E2 N7 E11 N26 W45\$ E23 N12\$ S12 E4 N12\$ S12 E18 N12 \$	

LAND DESCRIPTION																								
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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							