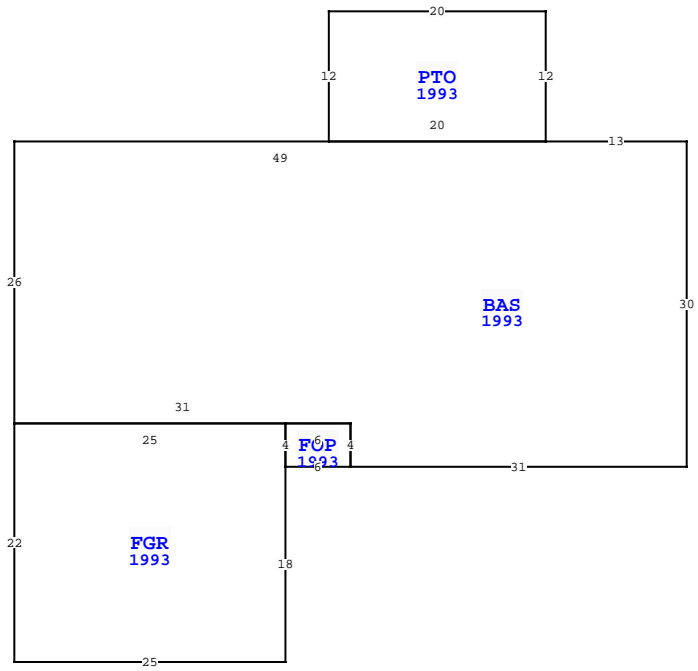




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD4 Adjustme	20	.	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,736	100	1993
FGR	550	55	1993
FOP	24	30	1993
PTO	240	5	1993
TOTALS	2,550		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,057	129.4580	170.88	351,500	1992	1997	0	0	13.50	86.50
1 SNGL FAM - 100% - 2022 Heated Area: 1736 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			304,048
TOTAL MARKET OB/XF VALUE			5,019
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			559,067
SOH/AGL Deduction			199,733
ASSESSED VALUE			359,334
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			308,612
TOTAL JUST VALUE			559,067
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			544,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615071	ROOF	7,000	06/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2304/1388	9/12/2019	WD Q	Q	I	01	335,000
GRANTOR: COLEBOURNE SCOTT FRAN						
GRANTEE: SPERANZA ARCANGELO						
1817/1546	9/25/2012	WD Q	Q	I	02	235,000
GRANTOR: KROMANN PHOEBE M						
GRANTEE: COLEBOURNE SCOTT FR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1992
2	0810	CONCRETE A	0	100	0	447.00	SF	6.50	6.50	100	1992
3	0940	SHEDS/PORT	0	100	16	128.00	SF	30.00	30.00	100	2000

TOTAL OB/XF											
5,019											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BAS=[YR=1993] W13 PTO=[YR=1993] N12 W20 S12 E20 \$ W49 S26											
FGR=[YR=1993] S22 E25 N18 FOP=[YR=1993] E6 N4 W6 S4 \$ N4 W25											
\$ E31 S4 E31 N30 \$ .											

BUILDING DIMENSIONS											
BAS=[YR=1993] W13 PTO=[YR=1993] N12 W20 S12 E20 \$ W49 S26											
FGR=[YR=1993] S22 E25 N18 FOP=[YR=1993] E6 N4 W6 S4 \$ N4 W25											
\$ E31 S4 E31 N30 \$ .											

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-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	1.00	250,000.00	250,000.00	250,000							