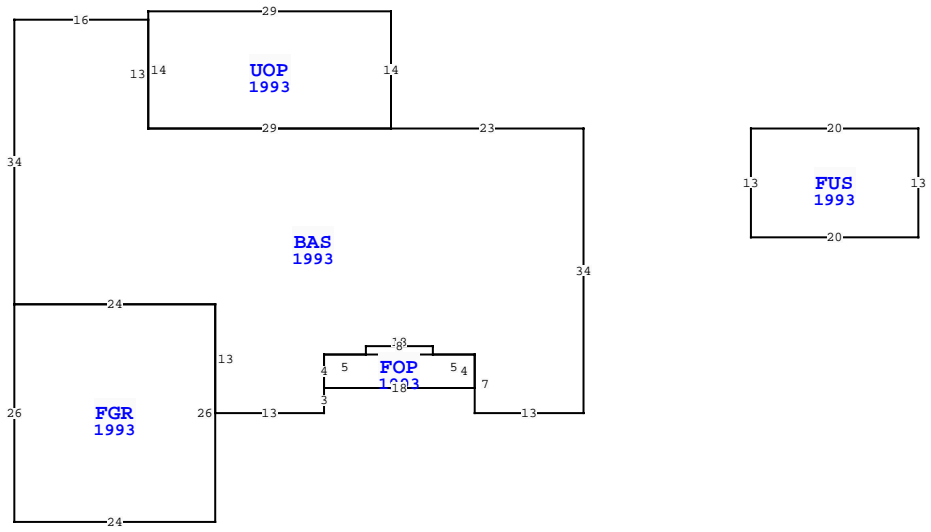


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	12	CEDAR	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,082	100	1993
FGR	624	55	1993
FOP	80	30	1993
FUS	260	100	1993
UOP	406	20	1993
TOTALS	3,452		
			2,790
			383,052

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,790	127.6224	168.46	470,003	1987	1987	0	0	18.50	81.50
1 SNGL FAM - 100% - 2018 Heated Area: 2342 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		383,052	
TOTAL MARKET OB/XF VALUE		50,753	
TOTAL LAND VALUE - MARKET		385,000	
TOTAL MARKET VALUE		818,805	
SOH/AGL Deduction		321,078	
ASSESSED VALUE		497,727	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		447,005	
TOTAL JUST VALUE		818,805	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		767,627	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1076116	SCN ROOM	0	10/01/2018
B1809536	SWIM POOL	35,000	09/19/2018
BP3610	N/A	70,000	09/12/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/1829	7/21/2025	LE	U	I	11	100
GRANTOR: PROHASKA FRANZ JR & S						
GRANTEE: PROHASKA BIANCA K						
2155/1689	10/31/2017	WD	Q	I	02	435,000
GRANTOR: JONES CLAYTON W						
GRANTEE: PROHASKA FRANZ JR &						

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	0812	CONCRETE C	0	100	24	48	1,152.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,281	
2	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50	6.50	100	1987	1987	3	49.5	367	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
4	0911	SCRN RM A	0	100	0	0	828.00	SF	17.50	17.50	100	2018	2018	3	78	11,302	
5	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2018	2018	3	84	32,130	
6	0855	CONC PAVER	0	100	0	0	358.00	SF	10.00	10.00	100	2018	2018	3	97	3,473	
TOTALS															50,753		

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	1.40	275,000.00	385,000.00	385,000							