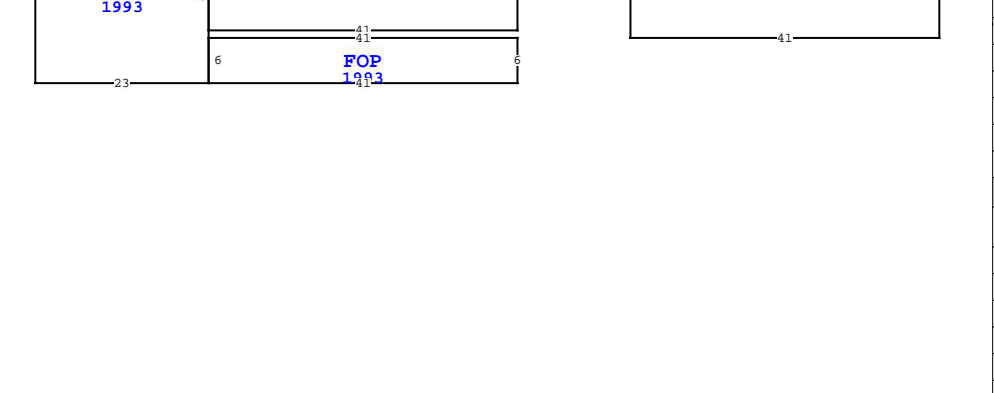


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 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	3,060	102.5800	135.41	414,355	1988	1992	0	0	16.00	84.00		
1 SNGL FAM - 100% - 1989 Heated Area: 2561 HX Base Yr 1989													



Quality	CD	Quality Level			
03	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	957	100	1993	957	108,853
BAS	49	100	2008	49	5,573
BAS	571	100	2008	571	64,948
FGR	641	55	1993	353	40,152
FOP	246	30	1993	74	8,417
FOP	96	30	2008	29	3,299
FSP	96	40	2008	38	4,323
FUS	984	100	1993	984	111,924
STP	12	10	2008	1	113
STP	35	10	2008	4	455
TOTALS	3,687			3,060	348,058

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE	348,058			
TOTAL MARKET OB/XF VALUE	52,656			
TOTAL LAND VALUE - MARKET	262,500			
TOTAL MARKET VALUE	663,214			
SOH/AGL Deduction	347,979			
ASSESSED VALUE	315,235			
TOTAL EXEMPTION VALUE	50,722			
BASE TAXABLE VALUE	264,513			
TOTAL JUST VALUE	663,214			
INCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	648,637			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1709260	SWIM POOL	30,000	10/19/2017
M13770	MECH OTHER	0	04/01/2008
B21217	ADDITION	75,500	03/01/2008
R11115	REPAIR/RRF	5,000	03/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/519	12/12/2024	LE	U	I	11	100
GRANTOR: KOTOPKA JOSEPH A & TA						
GRANTEE: KOTOPKA FAMILY TRUS						
0540/1274	4/15/1988	WD	Q	I		132,600
GRANTOR: TIDEWATER DEV CORP						
GRANTEE: KOTOPKA JOSEPH & T						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W11 BAS=[YR=2008] N9 FSP=[YR=2008] N12 W8 S12 E8\$ W8 N12 W21 FOP=[YR=2008] W1 STP=[YR=2008] N3 W4 S3 E4\$ W7 S12 E8 N12\$ S12 W8 S4 STP=[YR=2008] W7 S5 FGR=[YR=1993] W9 S30 E23 FOP=[YR=1993] E41 N6 W41 S6\$ N23 BAS=[YR=2008] N7 W7 S7 E7\$ W7 N7 W7\$ E7 N5\$ S5 E19 N2 E7 S2 E11 \$ W11 N2 W7 S2 W12 S23 E41 N23 \$ PTR= E15 FUS=[YR=1993] E41 S24 W41 N24 \$ W15 \$ .	

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	100	1988	1988	3	62	1,240	
2	0861	POOL GUNIT	0	100	0	0		437.00	SF 85.00	100	2017	2017	3	81	30,087	
3	0911	SCRN RM A	0	100	0	0		1,002.00	SF 17.50	100	2017	2017	3	74	12,976	
4	0855	CONC PAVER	0	100	0	0		1,243.00	SF 7.00	100	2017	2017	3	96	8,353	

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	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	250,000.00	262,500.00	262,500							