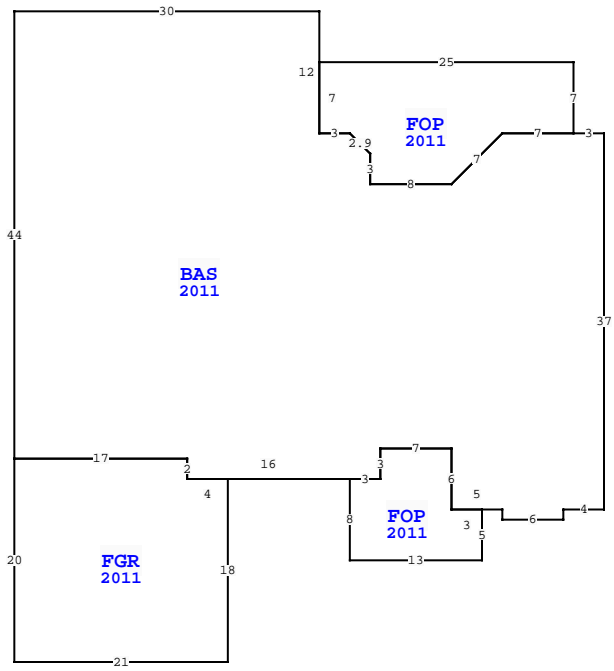


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1079.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,274	100	2011
FGR	412	55	2011
FOP	116	30	2011
FOP	230	30	2011
TOTALS	3,032		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2025								
Heated Area: 2274					HX Base Yr 2025						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			461,244
TOTAL MARKET OB/XF VALUE			13,078
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			624,322
SOH/AGL Deduction			0
ASSESSED VALUE			624,322
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			573,600
TOTAL JUST VALUE			624,322
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			603,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222640	XFOB	14,310	11/30/2022
20120712	4 FT FENCE	0	04/24/2012
20111166	H/AC	4,800	07/19/2011
20111144	NEW CONSTR	0	07/13/2011
20111109	NEW CONSTR	0	07/07/2011
20110764	NEW CONSTR	228,561	05/19/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/240	8/19/2024	WD	Q	I	02	810,000
GRANTOR: RAGUCCI CHRISTOPHER &						
GRANTEE: DAVIDSON MELINDA DO						
2302/1531	9/06/2019	WD	Q	I	01	435,000
GRANTOR: HAMILTON EUGENE B & R						
GRANTEE: RAGUCCI CHRISTOPHER						

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	2,000.00	100	2011	2011	3	94	1,880
2	0855	CONC PAVER	0	100	0	0		562.00	SF	7.00	7.00	100	2011	2011	3	91	3,580
3	0855	CONC PAVER	0	100	0	0		133.00	SF	7.00	7.00	100	2011	2011	3	91	847
4	0462	ST/AL FNC	0	100	0	0		552.00	SF	10.00	10.00	100	2012	2012	3	64	3,533
5	0912	SCRN RM G	0	100	0	0		125.00	SF	20.00	20.00	100	2024	2023		97	2,425
6	0810	CONCRETE A	0	100	0	0		125.00	SF	6.50	6.50	100	2024	2023		100	813

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/13/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2011] W3 FOP=[YR=2011] N7 W25 S7 E3 D2 R2 S3 E8 U5 R5 E7S W7 D5 L5 W8 N3 U2 L2 W3 N12 W30 S44 FGR=[YR=2011] S20 E21 N18 W4 N2 W17S E17 S2 E16 FOP=[YR=2011] S8 E13 N5 W3 N6 W7 S3 W3S E3 N3 E7 S6 E5 S1 E6 N1 E4 N37S.	

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							