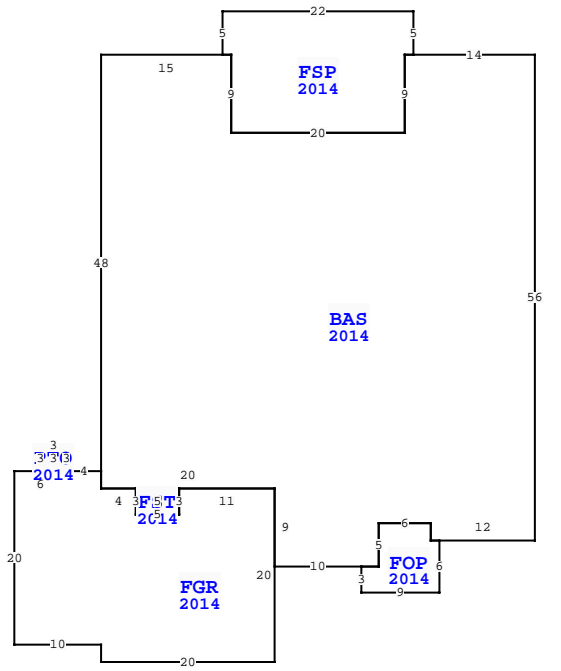


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	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	2,524	100	2014
FGR	585	55	2014
FOP	60	30	2014
FSP	290	40	2014
FST	15	55	2014
PTO	9	5	2014
TOTALS	3,483		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,988	112.8940	196.21	586,275	2014	2014	0	0	5.00	95.00
1 SFR CUST - 50% - 2021										Heated Area: 2524	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			556,961
TOTAL MARKET OB/XF VALUE			9,731
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			716,692
SOH/AGL Deduction			167,347
ASSESSED VALUE			549,345
TOTAL EXEMPTION VALUE	HA HAB	50,722	
BASE TAXABLE VALUE			498,623
TOTAL JUST VALUE			716,692
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			691,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131576	NEW CONSTR	269,413	07/05/2013
20131579	ROOF	3,000	07/05/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/1446	5/16/2022	LE	U	I	11	100
GRANTOR: BABICH NICHOLAS						
GRANTEE: BABICH GREGORY J &						
2395/1934	9/28/2020	WD	Q	I	01	510,000
GRANTOR: CAPOBIANCO GEORGIA &						
GRANTEE: BABICH GREGORY J &						

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	0855	CONC PAVER	0	50	0	824.00	UT	7.00	7.00	100	2014	2014	3	94	5,422	
2	0855	CONC PAVER	0	50	0	101.00	SF	10.00	10.00	100	2014	2014	3	94	949	
3	0500	FP-PRE FAB	0	50	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	

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

BUILDING DIMENSIONS
BAS=[YR=2014] W14 FSP=[YR=2014] N5 W22 S5 E1 S9 E20 N9 E1\$ W1 S9 W20 N9 W15 S48 FGR=[YR=2014] W4 PTO=[YR=2014] N3 W3S3E3\$ W6 S20 E10 S2 E20 N20 W11 FST=[YR=2014] W5 S3 E5 N3\$ S3 W5 N3 W4 N2\$ S2 E20 S9 E10 FOP=[YR=2014] S3 E9 N6 W1 N2 W6 S5 W2\$ E2 N5 E6 S2 E12 N56\$.

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	DPHT 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	50	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							