

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 Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
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	2,521	100	2012
FGR	585	55	2012
FOP	76	30	2012
FSP	290	40	2013
FST	15	55	2012
TOTALS	3,487		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 0%	- 0									
Heated Area: 2521						HX Base Yr						
BLD DATE						LGL DATE	03/13/2024					MLU
XF DATE						LAND DATE						
INC DATE						AG DATE						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			545,509
TOTAL MARKET OB/XF VALUE			11,625
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			707,134
SOH/AGL Deduction			93,096
ASSESSED VALUE			614,038
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			614,038
TOTAL JUST VALUE			707,134
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			682,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121052	ANTENAS	4,900	06/08/2012
20120816	NEW CONSTR	2,000	05/10/2012
20120786	NEW CONSTR	2,100	05/08/2012
20120723	NEW CONSTR	150,000	04/24/2012
20120725	REPAIR/RRF	3,000	04/24/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/0909	1/09/2020	WD Q	Q	I	02	507,000
GRANTOR: MUENTNICH PIERRE J &						
GRANTEE: BOES DAVID J & DIAN						
1853/0541	4/17/2013	WD Q	Q	I	02	371,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MUENTNICH PIERRE 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	0	0	0	744.00	SF	7.00	7.00	100	2012	2012	3	92	4,791	
2	0855	CONC PAVER	0	0	0	0	104.00	SF	7.00	7.00	100	2012	2012	3	92	670	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	
4	0855	CONC PAVER	0	0	0	0	658.00	SF	7.00	7.00	100	2013	2013	3	93	4,284	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2012] W14 FSP=[YR=2013] N5 W22 S5 E1 S9 E20 N9 E1\$ W1 S9 W20 N9 W15 S56 E11 FOP=[YR=2012] S7 E10 N4 W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2012] S11 E20 N2 E10 N20 W10 S2 W4 FST=[YR=2012] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 N50\$.			

LAND DESCRIPTION		TOTAL OB/XF															11,625							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000						