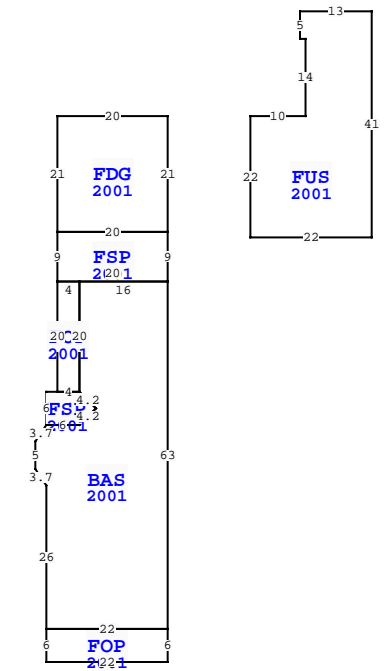


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,237	100	2001
FDG	420	60	2001
FOP	80	30	2001
FOP	132	30	2001
FSP	45	40	2001
FSP	180	40	2001
FUS	717	100	2001
TOTALS	2,811		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 50%	- 2025		508,415	2001	2001	0	0	11.50	88.50
Heated Area: 1954 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			449,947
TOTAL MARKET OB/XF VALUE			7,138
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			567,085
SOH/AGL Deduction			0
ASSESSED VALUE			567,085
TOTAL EXEMPTION VALUE	13		283,542
BASE TAXABLE VALUE			283,543
TOTAL JUST VALUE			567,085
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			551,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003651	NEW CONSTR	121,000	08/08/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/0960	4/13/2007	WD	Q	I		395,000
GRANTOR: BRADDOCK JESSICA						
GRANTEE: TOLG JOHN D & NIAMH						
1360/1198	10/21/2005	WD	Q	I		385,000
GRANTOR: TUNANIDAS PETER & ELI						
GRANTEE: BRADDOCK JESSICA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100
2	0877	JACUZZI	0	50	0	0	1.00	UT	1,000.00	1,000.00	100
3	0962	SKYLIGHT	0	50	0	0	1.00	UT	250.00	250.00	100
4	0819	CONC 12"	0	50	3	11	33.00	SF	9.50	9.50	100
5	0819	CONC 12"	0	50	36	4	144.00	SF	9.50	9.50	100
6	0810	CONCRETE A	0	50	3	11	33.00	SF	6.50	6.50	100
7	0810	CONCRETE A	0	50	21	16	336.00	SF	6.50	6.50	100
8	0470	VNYL GATE	0	50	0	0	1.00	UT	300.00	300.00	100
9	0476	VF 6 SBPL	0	50	0	0	23.00	LF	16.00	16.00	100
10	0476	VF 6 SBPL	0	50	0	0	30.00	LF	16.00	16.00	2000

TOTAL OB/XF											
7,138											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/08/2025		MLU						

BUILDING NOTES											
FDG=[YR=2001] W20 S21 FSP=[YR=2001] S9 FOP=[YR=2001] S20											
FSP=[YR=2001] W2 S6 BAS=[YR=2001] D3 L2 S5 R2 D3 S26											
FOP=[YR=2001] S6 E22 N6 W22 \$ E22 N63 W16 S20 R3 D3 D3 L3											
W6 \$ E6 U3 R3 U3 L3 W4\$ E4 N20 W4 \$ E20 N9 W20 \$ E20 N21 \$											
PTR= E15 FUS=[YR=2001] E10 N14 W1 N5 E13 S41W22 N22 \$ W15 \$											

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	50		R-2	0.00	0.00	22.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	110,000							