

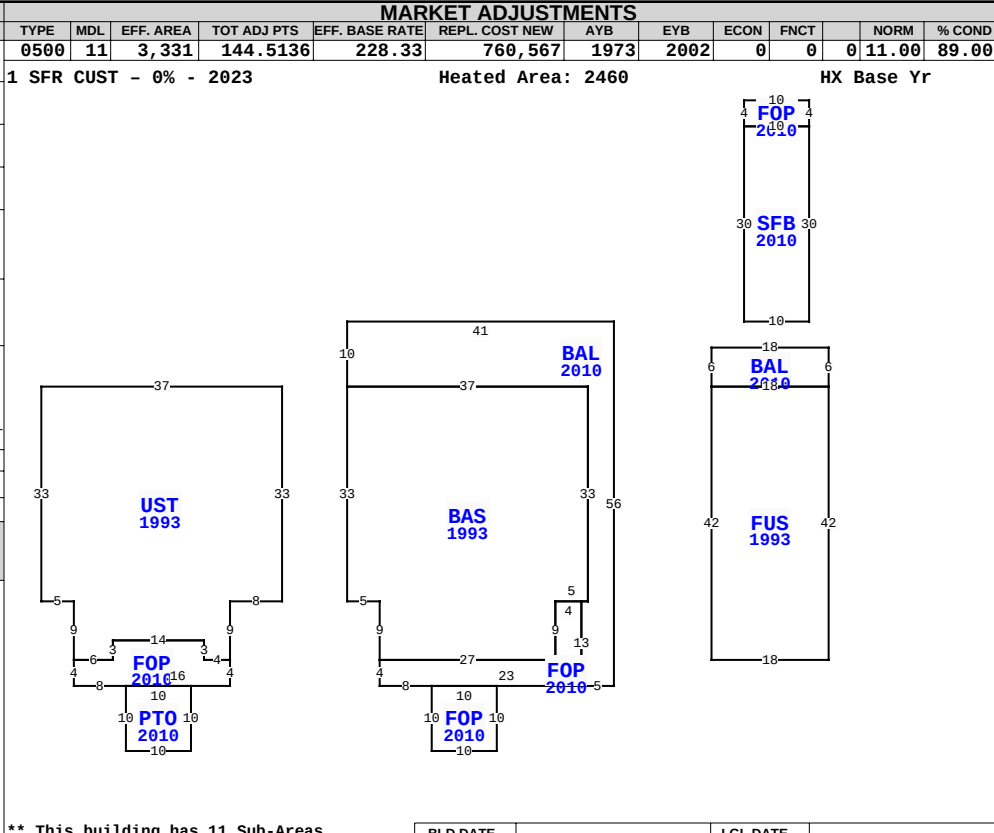


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	108	15	2010	16	3,251
BAL	607	15	2010	91	18,492
BAS	1,464	100	1993	1,464	297,505
FOP	40	30	2010	12	2,439
FOP	100	30	2010	30	6,097
FOP	138	30	2010	41	8,332
FOP	160	30	2010	48	9,754
FUS	756	100	1993	756	153,629
PTO	100	5	2010	5	1,016
SFB	300	80	2010	240	48,771
TOTALS	5,168			3,331	676,905



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	756.00	SF	6.50
2	0416	DUNEWALKS	0	0	72	4	288.00	SF	15.00
3	0810	CONCRETE A	0	0	0	0	1,260.00	SF	6.50

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	100	1984	1984	3	41	2,015	
15.00	100	1991	1991	3	20	864	
6.50	100	1993	1993	3	64	5,242	

LAND DESCRIPTION										TOTAL OB/XF										8,121	
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	LA VA				
1	000120	C	RES OCEAN	0	0006	R-1	100.00	218.00	100.00	FF		1.00	1.00	1.25	19,000.00	23,750.00	2,375,000				
REVIEW DATE		01/04/2021		BY		TWA		Total Acres: 0.00		Total Land Value: 2,375,000				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		676,905			
TOTAL MARKET OB/XF VALUE		8,121			
TOTAL LAND VALUE - MARKET		2,375,000			
TOTAL MARKET VALUE		3,060,026			
SOH/AGL Deduction		579,882			
ASSESSED VALUE		2,480,144			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		2,480,144			
TOTAL JUST VALUE		3,060,026			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		2,254,676			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040060	REMODEL	300	01/15/2004
991844	REPAIR/RRF	0	12/21/1999
991600	XFOB	300	11/12/1999
7807	REMODEL	3,500	07/14/1993
6478B	XFOB	1,960	04/12/1991
5406	REMODEL	300	06/01/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/0085	6/03/2022	WD	Q	I	01	2,925,000
GRANTOR: SACHATELLO SCOTT A &						
GRANTEE: WILSON MICHAEL A &						
2126/0129	6/06/2017	WD	Q	I	01	1,460,000
GRANTOR: YOUNGBLOOD GLORIA						
GRANTEE: SACHATELLO SCOTT A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAL=[YR=2010] W41S10 BAS=[YR=1993] S33 E5 S9FOP=[YR=2010] S4 E8 FOP=[YR=2010] S10E10 N10W10S E23N13W4S9W27S E27 N9 E5 N33 W37 \$ E37 S33W1S13E5N56 \$ PTR= E15S4 BAL=[YR=2010] S6 FUS=[YR=1993] S42E18N42W18S E18N6W18 \$ N4W15S PTR=E20 SFB=[YR=2010] E10 N30 FOP=[YR=2010] N4W10S4E10S W10S30 \$ W20S PTR=W51S10 UST=[YR=1993] W37 S33E5S9 FOP=[YR=2010] S4E8 PTO=[YR=2010] S10E10N10W10S E16N4W4N3W14S3W6 \$ E6N3E14S3E4N9E8N33S N10E51S.									