

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

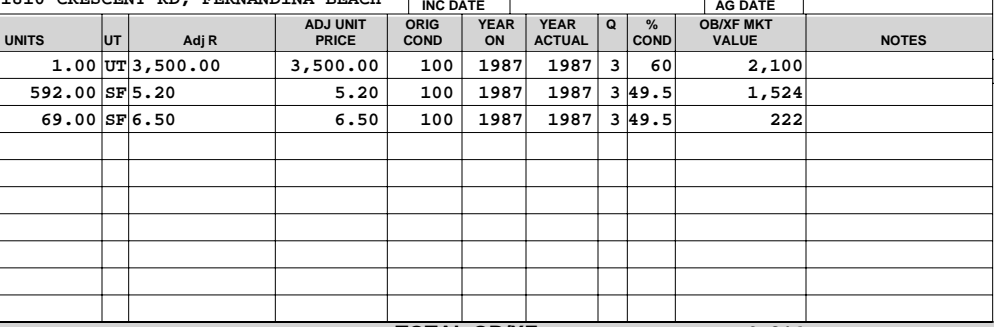
MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,773	132.0200	174.27	308,981	1987	2007	0	0	0	8.00	92.00	
1 SNGL FAM - 100% - 2022 Heated Area: 1520 HX Base Yr													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025
INC DATE		AG DATE	MLU

Quality	06 Quality Level 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1046.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	1993	1,520	243,699
FGR	399	55	1993	219	35,112
FOP	48	30	1993	14	2,245
FOP	48	30	1993	14	2,245
PTO	120	5	1993	6	962
TOTALS	2,135			1,773	284,263

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	0811	CONCRETE B	0	100	37	592.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,524	
3	0810	CONCRETE A	0	100	23	69.00	SF	6.50	6.50	100	1987	1987	3	49.5	222	

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	000134	C	RES POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			284,263
TOTAL MARKET OB/XF VALUE			3,846
TOTAL LAND VALUE - MARKET			198,000
TOTAL MARKET VALUE			486,109
SOH/AGL Deduction			68,065
ASSESSED VALUE			418,044
TOTAL EXEMPTION VALUE	13		418,044
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			486,109
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			455,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110104	REPAIR/RRF	3,000	01/24/2011
B041592	REPAIR/RRF	2,000	09/02/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/0587	9/27/2021	WD Q	Q	I	01	450,000
GRANTOR: PAZAKIS MICHAEL R & C						
GRANTEE: LANGIN CHRISTINE C						
2318/0255	11/07/2019	WD Q	Q	I	01	347,000
GRANTOR: TYMON SHEILA M						
GRANTEE: PAZAKIS MICHAEL R &						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W13 PTO=[YR=1993] N10 W12 S10 E12\$													
FOP=[YR=1993] W12 S4 E12 N4 \$ S4 W12 N4 W1 N2 W10 S2 W14 S21													
E4 S13 E15 FOP=[YR=1993] S2 E12 FGR=[YR=1993] S15 E19 N21 W19													
S6\$ N4 W12 S2\$ N2 E12 N2 E19 N30\$.													