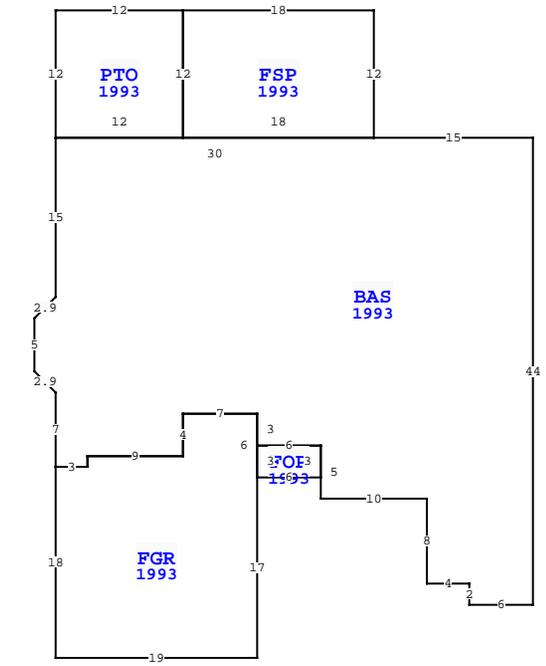


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	05	AVERAGE	80	
Exterior Wall	12	CEDAR	20	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	80	
Interior Floor	08	SHT VINYL	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
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
BAS	1,505	100	1993	1,505
FGR	386	55	1993	212
FOP	18	30	1993	5
FSP	216	40	1993	86
PTO	144	5	1993	7
TOTALS	2,269			1,815

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,815	124.4300	164.25	298,114	1990	1990	0	0	16.00	84.00
1 SNGL FAM - 100% - 2025 Heated Area: 1505 HX Base Yr 2025											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			250,416
TOTAL MARKET OB/XF VALUE			2,636
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			433,052
SOH/AGL Deduction			0
ASSESSED VALUE			433,052
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			382,330
TOTAL JUST VALUE			433,052
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			405,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5635	NEW CONSTR	68,075	10/18/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/930	12/11/2024	LE U		I	11	100
GRANTOR: PERSON KATHRYN Z & SE						
GRANTEE: ZUK GREGORY MARK &						
2358/0495	4/27/2020	WD Q		I	02	341,500
GRANTOR: DENUCCI JOHN P & SARA						
GRANTEE: PERSON KATHRYN Z &						

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	0940	SHEDS/PORT	0	100	12	8	SF	30.00	30.00	100	1990	1990	3	20	576	
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	1990	1990	3	57	2,060	

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

BUILDING DIMENSIONS														
BAS=[YR=1993] W15 FSP=[YR=1993] N12 W18 PTO=[YR=1993] W12 S12 E12 N12 \$ S12 E18 \$ W30 S15 D2 L2 S5 R2 D2 S7														
FGR=[YR=1993] S18 E19 N17 FOP=[YR=1993] E6N3 W6 S3 \$ N6 W7 S4 W9 S1 W3 \$E3 N1 E9 N4 E7 S3 E6 S5 E10 S8E4 S2 E6 N44 \$.														

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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							