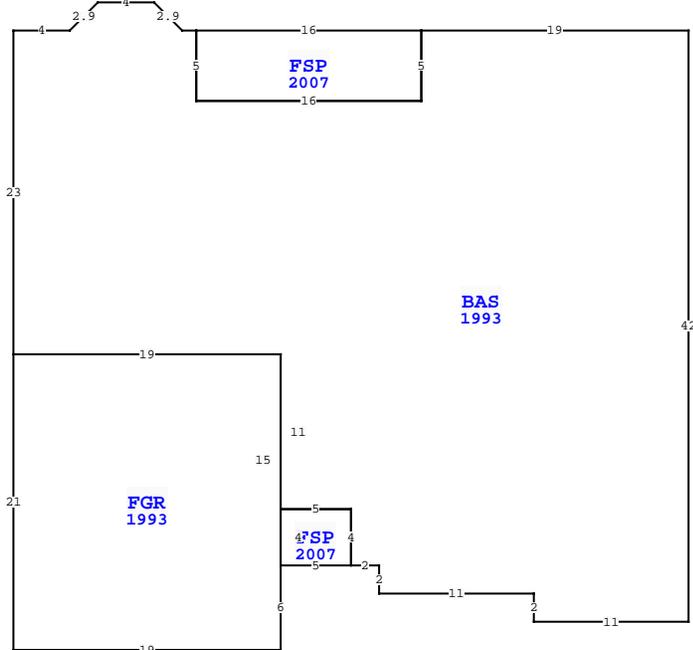


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	12	CEDAR 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating 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	
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
BAS	1,517	100	1993
FGR	399	55	1993
FSP	20	40	2007
FSP	80	40	2007
TOTALS	2,016		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,776	129.6050	171.08	303,838	1988	1995		0	0	14.33	85.67
1 SNGL FAM - 100% - 2014 Heated Area: 1517 HX Base Yr 2014												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			260,298
TOTAL MARKET OB/XF VALUE			34,193
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			474,491
SOH/AGL Deduction			265,825
ASSESSED VALUE			208,666
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			157,944
TOTAL JUST VALUE			474,491
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			447,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152118	SCRN	6,720	09/15/2015
20052816	REPAIR/RRF	2,000	10/10/2005
20052756	REPAIR/RRF	6,000	09/29/2005
20051455	REPAIR/RRF	1,000	03/23/2005
4882	NEW CONSTR	52,255	06/07/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2120/1461	5/04/2017	QC	U	I	11	100
GRANTOR: DRAWDY WILLIAM						
GRANTEE: MARTIN SHUALA						
2120/1464	5/01/2017	LE	U	I	11	100
GRANTOR: MARTIN SHUALA						
GRANTEE: DRAWDY TAYLOR BOLTO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100
2	0811	CONCRETE B	0	100	38	16	671.00	SF	5.20	5.20	100
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
4	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100
5	0911	SCRN RM A	0	100	0	0	924.00	SF	17.50	17.50	100
6	0855	CONC PAVER	0	100	0	0	724.00	SF	10.00	10.00	100

TOTAL OB/XF												34,193												
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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

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

BUILDING DIMENSIONS											
BAS=[YR=1993] W19 FSP=[YR=2007] W16 S5 E16 N5\$ S5 W16 N5 W1											
L2 U2 W4 D2 L2 W4 S23 FGR=[YR=1993] S21 E19 N6											
FSP=[YR=2007] E5 N4 W5 S4\$ N15 W19\$ E19 S11 E5 S4 E2 S2 E 11											
S2 E11 N42\$.											