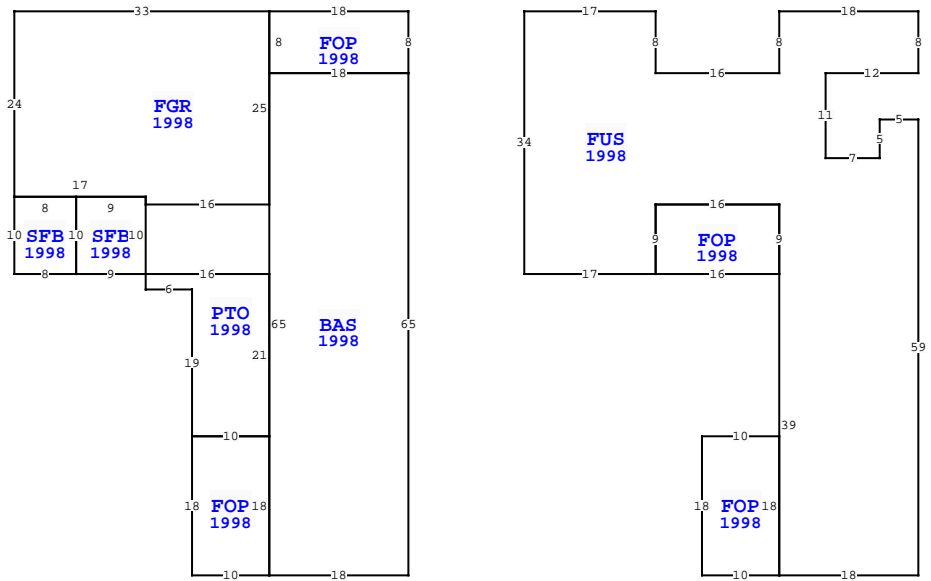




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	23 REINF CONC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	04 REIN CONC 100
Stories	2. 2. 100
Units	1 100
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		
1	SFR CUST	- 0%	- 2025									Heated Area: 3363 HX Base Yr	



Quality	06 Quality Level 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1057.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	1998	1,170	205,239
FGR	808	55	1998	444	77,886
FOP	144	30	1998	43	7,543
FOP	144	30	1998	43	7,543
FOP	180	30	1998	54	9,473
FOP	180	30	1998	54	9,473
FUS	2,057	100	1998	2,057	360,835
PTO	222	5	1998	11	1,930
SFB	80	80	1998	64	11,226
SFB	90	80	1998	72	12,630
TOTALS	5,075			4,012	703,778

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	703,778		
TOTAL MARKET OB/XF VALUE	67,842		
TOTAL LAND VALUE - MARKET	892,500		
TOTAL MARKET VALUE	1,664,120		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,664,120		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,664,120		
TOTAL JUST VALUE	1,664,120		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,502,516		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111055	H/AC	6,000	06/27/2011
20101130	REPLACE 200AMP DI	350	07/13/2010
971005B	SWIM POOL	14,926	11/18/1997
9710438B	NEW CONSTR	180,000	04/18/1997
969668	DEMOLISH HOME	5,000	03/13/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/1496	8/29/2024	WD	U	I	38	1,550,000
GRANTOR: LUKANUS JOSEPH S & SU						
GRANTEE: PRO 3:5 TRUST						
1758/0198	9/29/2011	WD	Q	I	02	700,000
GRANTOR: LEEPER WILLIAM H & EM						
GRANTEE: LUKANUS JOSEPH S &						

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	0861	POOL GUNIT	0	0 13 23	299.00	SF	85.00	85.00	100	1998	1998	3	20	5,083	
2	0845	KOOL DECK	0	0 0 0	877.00	SF	14.50	14.50	100	1998	1998	3	73	9,283	
3	0810	CONCRETE A	0	0 4 29	116.00	SF	6.50	6.50	100	1998	1998	3	73	550	
4	0858	SCULP CONC	0	0 0 0	3,660.00	SF	13.00	13.00	100	1998	1998	3	92	43,774	
5	0810	CONCRETE A	0	0 7 13	91.00	SF	6.50	6.50	100	1998	1998	3	73	432	
6	0810	CONCRETE A	0	0 12 10	120.00	SF	6.50	6.50	100	1998	1998	3	73	569	
7	0940	SHEDS/PORT	0	0 14 10	140.00	SF	30.00	30.00	100	1999	1999	3	20	840	
8	0810	CONCRETE A	0	0 3 10	30.00	SF	6.50	6.50	100	1998	1998	3	73	142	
9	0835	QUARY TILE	0	0 12 5	60.00	SF	10.00	10.00	100	1998	1998	3	73	438	
10	0877	JACUZZI	0	0 0 0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	

BUILDING NOTES			
BLD DATE			
LGL DATE			
LAND DATE			
AG DATE			
05/07/2025 MLU			

BUILDING DIMENSIONS													
FOP=[YR=1998] W18 FGR=[YR=1998] W33 S24 SFB=[YR=1998] S10 E8 SFB=[YR=1998] E9 PTO=[YR=1998] S2 E6 S19 FOP=[YR=1998] S18 E10 BAS=[YR=1998] E18 N65 W18 S65 \$ N18 W10 \$ E10 N21 W16 \$ N10 W9 S10 \$ N10 W8 \$ E17 S1 E16 N25 \$ S8 E18 N8 \$ PTR= E15 FUS=[YR=1998] E17 S8 E16 N8 E18 S8 W12 S11 E7 N5 E5 S59 W18 FOP=[YR=1998] W10 N18 E10 S18 \$ N39 FOP=[YR=1998] N9 W16 S9 E16 \$ N9 W16 S9 W17 N34 \$ 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	DPTH 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	0	0006	R-1	70.00	250.00	70.00	FF		1.00	1.00	1.70	7,500.00	12,750.00	892,500							

