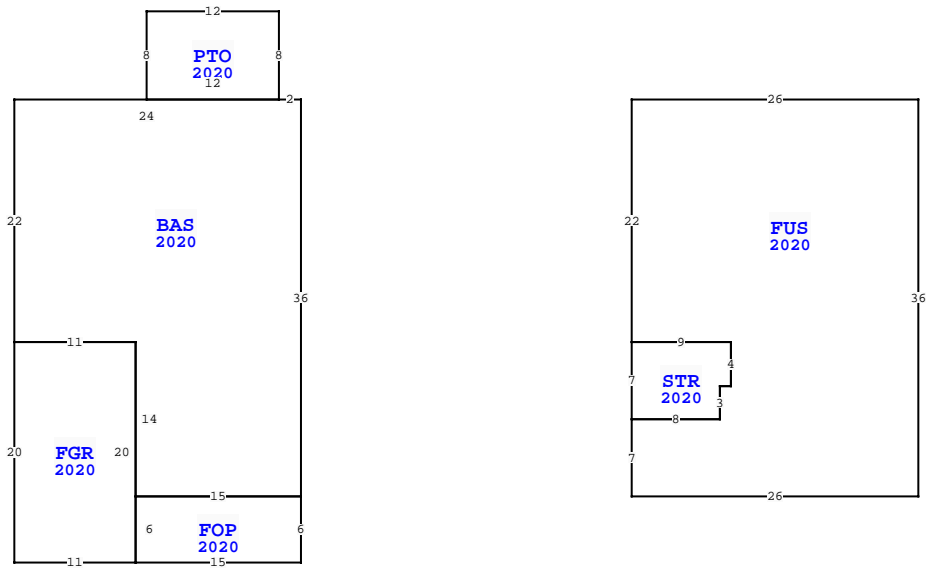




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1022.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	782	100
FGR	220	55
FOP	90	30
FUS	876	100
PTO	96	5
STR	60	10
TOTALS	2,124	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,817	140.4150	185.35	336,781	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 0% - 0										Heated Area: 1658	HX Base Yr



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	331,729	
TOTAL MARKET OB/XF VALUE	2,156	
TOTAL LAND VALUE - MARKET	150,000	
TOTAL MARKET VALUE	483,885	
SOH/AGL Deduction	93,928	
ASSESSED VALUE	389,957	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	389,957	
TOTAL JUST VALUE	483,885	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	467,909	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190623	NEW CONSTR	216,534	12/05/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/0814	1/03/2022	QC	U	I	11	140,200
GRANTOR: SPRATTO TIMOTHY B & B						
GRANTEE: SPRATTO EMMET & ALE						
2376/0096	7/10/2020	WD	Q	I	01	323,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SPRATTO EMMET C & A						

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	0855	CONC PAVER	0	0	0	220.00	SF	10.00	10.00	100	2020	2020	3	98	2,156	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/26/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W2 PTO=[YR=2020] N8 W12 S8 E12 \$ W24 S22	
FGR=[YR=2020] S20 E11 FOP=[YR=2020] E15 N6 W15 S6 \$ N20 W11	
\$ E11 S14 E15 N36 \$ PTR= E30 FUS=[YR=2020] E26 S36 W26 N7	
STR=[YR=2020] E8 N3 E1 N4 W9 S7 \$ E8 N3 E1 N4 W9 N22 \$ W30 \$.	

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	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							