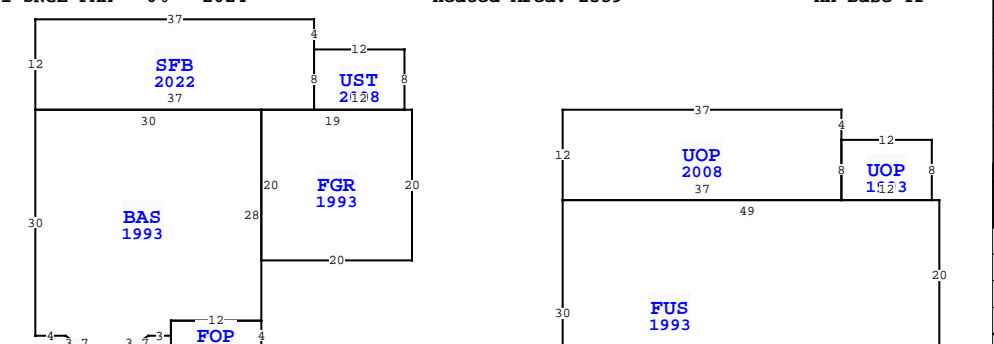


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
Units	0 100
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	2,924	111.1550	146.72	429,009	1993	2003	0	0	10.33	89.67



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			384,692
TOTAL MARKET OB/XF VALUE			6,417
TOTAL LAND VALUE - MARKET			506,250
TOTAL MARKET VALUE			897,359
SOH/AGL Deduction			109,035
ASSESSED VALUE			788,324
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			788,324
TOTAL JUST VALUE			897,359
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			716,658

Quality		05 Quality Level 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC 1081.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	892	100	1993	892	117,355
FGR	400	55	1993	220	28,944
FOP	48	30	1993	14	1,842
FUS	1,292	100	1993	1,292	169,980
SFB	444	80	2022	355	46,706
UOP	96	20	1993	19	2,500
UOP	444	20	2008	89	11,709
UST	96	45	2008	43	5,657
TOTALS	3,712			2,924	384,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100886	H/AC	5,000	06/01/2010
20051991	REPAIR/RRF	2,000	06/14/2005
7734	NEW CONSTR	71,125	06/04/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/1113	3/16/2022	WD	Q	I	01	780,000

BLD DATE		03/20/2014		KK		LGL DATE		05/06/2025		MLU	
XF DATE						LAND DATE					
INC DATE						AG DATE					

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0811	CONCRETE B	0	0	0	0	830.00	SF	5.20	5.20	100	1993	1993	3	64	2,762	
3	0810	CONCRETE A	0	0	0	0	66.00	SF	6.50	6.50	100	1993	1993	3	64	275	
4	0820	WOOD WALK	0	0	0	0	183.00	SF	11.75	11.75	100	1997	1997	3	40	860	

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	405,000.00	506,250.00	506,250							

BUILDING NOTES													
GRANTOR: HELLER JAMES T L/E													
GRANTEE: LESZCZAK GREGORY &													
2515/0567		11/12/2021		WD	U	I	11						100
GRANTOR: HELLER JAMES T													
GRANTEE: HELLER MICHAEL STEP													

BUILDING DIMENSIONS												
FGR=[YR=1993] W1 UST=[YR=2008] N8 W12 SFB=[YR=2022] N4 W37 S12 BAS=[YR=1993] S30 E4 D2 R3 E5 U2 R3 E3 FOP=[YR=1993] S2 E12 N4 W12 S2\$ N2 E12 N28 W30\$ E37 N8\$ S8 E12\$ W19 S20 E20 N20\$ PTR=E20 UOP=[YR=2008] E37 S4 UOP=[YR=1993] E12 S8 FUS=[YR=1993] E1 S20 W20 S8 W12 S2 W3 L3 D2 W5 U2 L3 W4 N30 E49\$ W12 N8\$ S8 W37 N12\$ W20\$.												

REVIEW DATE 01/16/2020 BY kw Total Acres: 0.00 Total Land Value: 506,250 Market: 0 Agricultural: 0 Common: 506,250 PRINTED 07/30/2025 BY SYS																								
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