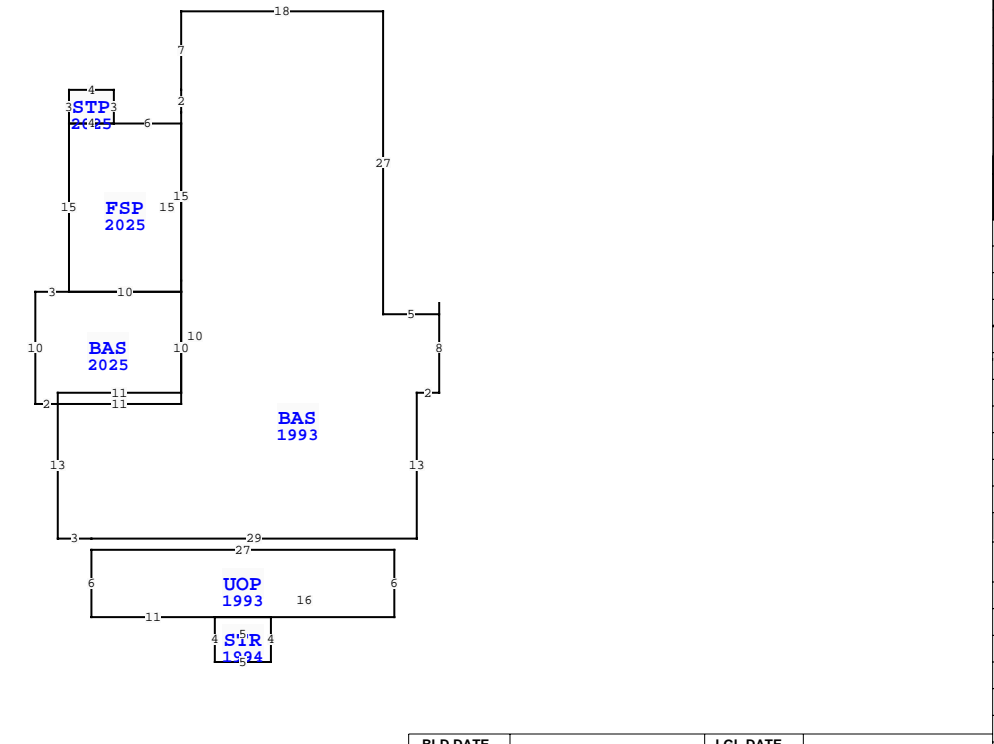


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	12	HARDWOOD 80	
Interior Floo	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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	
0900	01	1,288	121.2640	160.07	206,170	1910	2015		0	0	4.50	95.50



Quality		Quality Level 03			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC 1001.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,063	100	1993	1,063	162,497
BAS	130	100	2025	130	19,873
FSP	150	40	2025	60	9,172
STP	12	10	2025	1	153
STR	20	10	1994	2	306
UOP	162	20	1993	32	4,892
<b>TOTALS</b>	<b>1,537</b>			<b>1,288</b>	<b>196,892</b>

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	8	8	SF	30.00	30.00	100	2012	2012	3	50	960	
2	0855	CONC PAVER	0	100	0	0	SF	7.00	7.00	100	2013	2013	3	93	885	

TOTAL OB/XF												
1,845												

LAND DESCRIPTION																								
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	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

TOTAL OB/XF												
1,845												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		196,892	
TOTAL MARKET OB/XF VALUE		1,845	
TOTAL LAND VALUE - MARKET		212,500	
TOTAL MARKET VALUE		411,237	
SOH/AGL Deduction		163,946	
ASSESSED VALUE		247,291	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		196,569	
TOTAL JUST VALUE		411,237	
NCON VALUE		16,806	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		373,378	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0187	10X13 BATH ADD 10		05/17/2023
20222580	REMODEL	15,000	10/20/2022
20110726	SPRAY FOAM INSULA	1,675	05/12/2011
20034147	CHNGE SRVC 200 AM	2,000	11/18/2003
20012707	HANDICAP RAMP	0	12/27/2001
20010314	SEWER LINE REPLAC	0	02/22/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/1046	8/01/2022	WD	Q	I	02	450,000

BUILDING NOTES						
GRANTOR: CAPITANO HOLDINGS & R						
GRANTEE: TAIT DAVID S & DEBO						
2248/0322	1/08/2019	WD	U	I	11	100
GRANTOR: CAPITANO RACHEL NICOL						
GRANTEE: CAPITANO HOLDINGS &						

BUILDING DIMENSIONS												
BAS=[YR=1993;ORIG=0,0] W5 N27 W18 S7 D2L0 D15R0 S10 W11 S13 E3 E29 N13 E2 N8 \$												
UOP=[YR=1993;ORIG=-31,21] S6 E11 E16 N6 W27 \$												
STR=[YR=1994;ORIG=-20,27] S4 E5 N4 W5 \$												
BAS=[YR=2025;ORIG=-36,-2] E3 E10 S10 W11 W2 N10 \$												
FSP=[YR=2025;ORIG=-33,-17] E4 E6 S15 W10 N15 \$												
STP=[YR=2025;ORIG=-33,-20] E4 S3 W4 N3 \$												