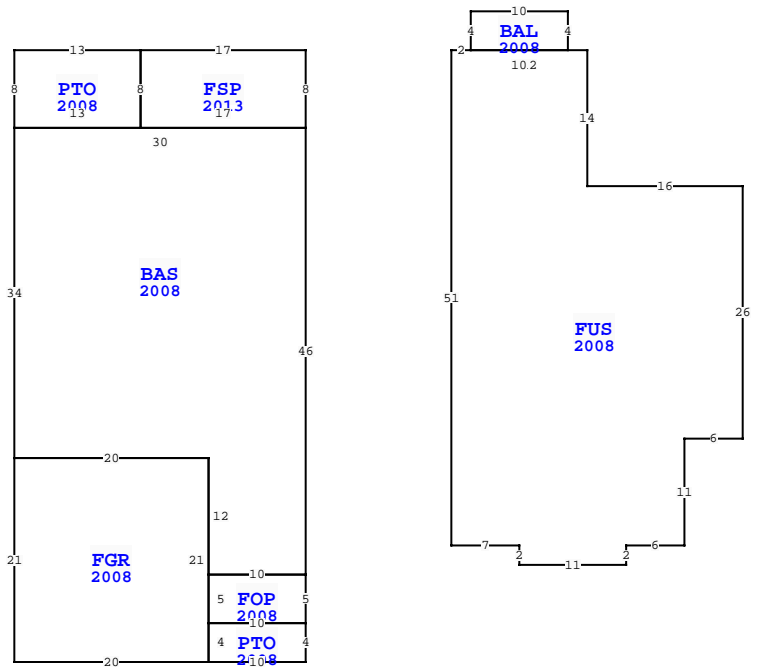


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAL	40	15	2008
BAS	1,140	100	2008
FGR	420	55	2008
FOP	50	30	2008
FSP	136	40	2013
FUS	1,262	100	2008
PTO	40	5	2008
PTO	104	5	2008
TOTALS	3,192		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	-	0%	-	2024							
Heated Area: 2402 HX Base Yr												



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE	507,503			
TOTAL MARKET OB/XF VALUE	4,319			
TOTAL LAND VALUE - MARKET	140,000			
TOTAL MARKET VALUE	651,822			
SOH/AGL Deduction	50,738			
ASSESSED VALUE	601,084			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	601,084			
TOTAL JUST VALUE	651,822			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	546,440			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20564	CO ISSUED	0	10/21/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1957	3/01/2023	WD	Q	I	01	735,000
GRANTOR: WESNAK DIANE R						
GRANTEE: POTOKA JEREMY D & B						
1798/1039	6/15/2012	WD	Q	I	02	270,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: WESNAK MICHAEL E &						

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0810	CONCRETE A	0	0	13	4	SF	6.50	6.50	100	2008	2008	3	88	297	
3	0810	CONCRETE A	0	0	0	385.00	SF	6.50	6.50	100	2008	2008	3	88	2,202	

BLD DATE		12/01/2008	DJ	LGL DATE		
XF DATE				LAND DATE		04/15/2024
INC DATE				AG DATE		MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2013] W17 PTO=[YR=2008] W13 S8 BAS=[YR=2008] S34 FGR=[YR=2008] S21 E20 PTO=[YR=2008] E10 N4 FOP=[YR=2008] N5 W10 S5 E10\$ W10 S4\$ N21 W20\$ E20 S12 E10 N46 W30\$ E13 N8\$ S8 E17 N8\$ PTR=E15 FUS=[YR=2008] E2 BAL=[YR=2008] N4 E10 S4 W10\$ E12 S14 E16 S26 W6 S11 W6 S2 W11 N2 W7 N51\$ 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000								