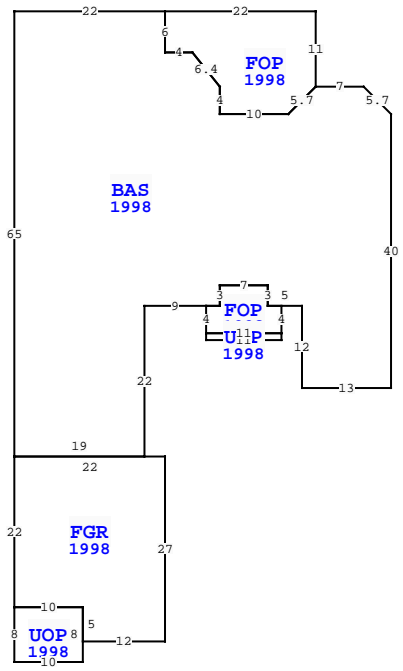




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC		10001.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,529	100
FGR	544	55
FOP	65	30
FOP	260	30
FUS	382	100
UOP	11	20
UOP	80	20
TOTALS	3,871	

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%	- 2023									
					Heated Area: 2911							
					HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			519,072
TOTAL MARKET OB/XF VALUE			10,231
TOTAL LAND VALUE - MARKET			600,000
TOTAL MARKET VALUE			1,129,303
SOH/AGL Deduction			0
ASSESSED VALUE			1,129,303
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,129,303
TOTAL JUST VALUE			1,129,303
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,106,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016303	ADD	175,000	12/21/2023
B9703834	NEW CONSTR	205,000	04/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/0507	6/14/2022	QC	U	I	11	100

GRANTOR: DULCHAVSKY SCOTT A	
GRANTEE: DULCHAVSKY SCOTT A	
1934/1414	8/28/2014
WD	Q I 01
GRANTOR: HARRISON RANDALL P	
GRANTEE: DULCHAVSKY SCOTT A	
490,000	

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=1998;ORIG=0,0] U4L4 W7 D4L4 W10 N4 U5L4 W4 N6 W22 S65 E19 N22 E9 E2 N3 E7 S3 E5 S12 E13 N40 \$</p> <p>FGR=[YR=1998;ORIG=-55,50] S22 E10 S5 E12 N27 W22 \$</p> <p>FUS=[YR=1998;ORIG=15,0] E3 N8 E7 N4 E4 S4 E4 S8 E3 S6 W3 S8 W15 N8 W3 N6 \$</p> <p>FOP=[YR=1998;ORIG=-11,-4] N11 W22 S6 E4 D5R4 S4 E10 U4R4 \$</p> <p>UOP=[YR=1998;ORIG=-55,72] S8 E10 N8 W10 \$</p> <p>FOP=[YR=1998;ORIG=-27,28] S4 E11 N4 W2 N3 W7 S3 W2 \$</p> <p>UOP=[YR=1998;ORIG=-27,32] S1 E11 N1 W11 \$</p> <p>PTR=[ORIG=0,0] E15 W15 \$</p>	

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
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998
2	0810	CONCRETE A	0	0	0	1,386.00	SF	6.50	6.50	100	1998	1998
3	0810	CONCRETE A	0	0	0	215.00	SF	6.50	6.50	100	1998	1998
4	0810	CONCRETE A	0	0	0	218.00	SF	6.50	6.50	100	1998	1998

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													
1	000100	C	RES	0		RT	0.00	0.00	1.00	LT		1.00													