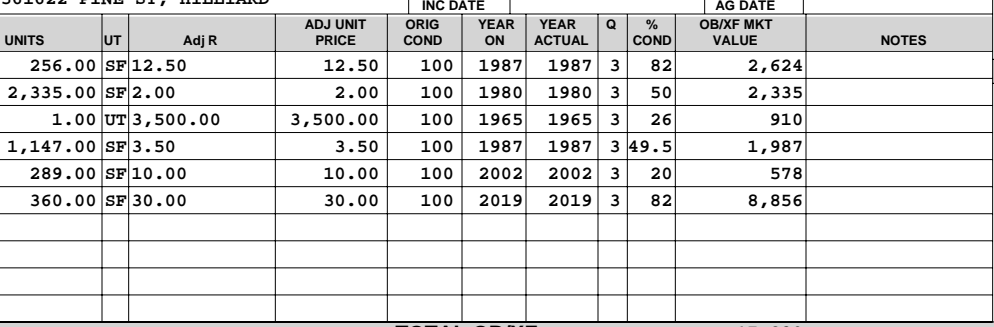


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 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	2,580	106.2720	140.28	361,922	1958	1988	0	0	28.00	72.00		

1 SNGL FAM - 0% - 0 Heated Area: 2156 HX Base Yr



Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,156	100	1993	2,156	217,760
FGR	552	55	1993	304	30,704
FOP	20	30	1993	6	606
FST	208	55	1993	114	11,514
TOTALS	2,936			2,580	260,584

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	0825	BRICK	0	0	64	4		12.50	12.50	100	1987	1987	3	82	2,624	
2	0803	ASPHALT C	0	0	0	0	SF	2.00	2.00	100	1980	1980	3	50	2,335	
3	0500	FP-PRE FAB	0	0	0	0	UT	3,500.00	3,500.00	100	1965	1965	3	26	910	
4	0850	PEBBLE WLK	0	0	0	0	SF	3.50	3.50	100	1987	1987	3	49.5	1,987	
5	1242	WD DECK A	0	0	17	17	SF	10.00	10.00	100	2002	2002	3	20	578	
6	0940	SHEDS/PORT	0	0	30	12	SF	30.00	30.00	100	2019	2019	3	82	8,856	

LAND DESCRIPTION																								
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	0006	R-2	105.00	210.00	105.00	FF		1.00	1.00	1.00	350.00	350.00	36,750							
2	000100	C	RES	0	0006	R-2	105.00	210.00	105.00	FF		1.00	1.00	1.00	350.00	350.00	36,750							

TOTAL OB/XF													
17,290													

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	260,584	
TOTAL MARKET OB/XF VALUE	17,290	
TOTAL LAND VALUE - MARKET	73,500	
TOTAL MARKET VALUE	351,374	
SOH/AGL Deduction	0	
ASSESSED VALUE	351,374	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	351,374	
TOTAL JUST VALUE	351,374	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	329,367	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220147	REPAIR/RRF	0	04/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2496/0505	9/10/2021	FJ U	I	I	11	0
GRANTOR: HBABA ADEL Y EST						
GRANTEE: HBABA BASIL & ADIB						
2479/1365	7/13/2021	FJ U	I	I	11	0
GRANTOR: HBABA ALINE E EST						
GRANTEE: MAY KEVIN G & DOMIN						

BUILDING NOTES	
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BUILDING DIMENSIONS	
FGR=[YR=1993] W16 FST=[YR=1993] N16 W13 S7 BAS=[YR=1993] W18 N7 W31 S17 W8 S16 E8 S10 E16 N4 E17 FOP=[YR=1993] S4 E5 N4 W5\$ E5S4 E16 N27 W5 N9\$ S9 E13\$ W8 S23 E24 N23\$.	