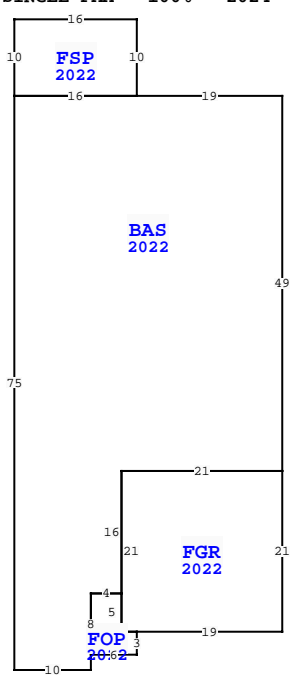


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 HARDIE BRD 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LVT/LAMMT 60				
Interior Floor	14 CARPET 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	3 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 05				
NEIGHBORHOOD/LOC	5020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	2022	2,039	234,226
FGR	441	55	2022	243	27,914
FOP	38	30	2022	11	1,264
FSP	160	40	2022	64	7,352
TOTALS	2,678			2,357	270,755

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,357	115.4538	115.45	272,116	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2024 Heated Area: 2039 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			270,755
TOTAL MARKET OB/XF VALUE			7,676
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			343,431
SOH/AGL Deduction			15,174
ASSESSED VALUE			328,257
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			277,535
TOTAL JUST VALUE			343,431
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2112713	CO ISSUED	0	08/24/2022
21012713	NEW CONSTR	294,974	09/21/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/0493	8/24/2022	SW	Q	I	01	423,200

GRANTOR: RICHMOND AMERICAN HOM  
 GRANTEE: BERTACCHI ELEONORA  
 2619/0159 2/03/2022 QC U I 11 100  
 GRANTOR: BERTACCHI ELEONORA &  
 GRANTEE: BERTACCHI ELEONORA

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	0811	CONCRETE B	0	100	0	672.00	UT	5.20	5.20	100	2022	2022	3	99	3,459	
2	0462	ST/AL FNC	1	100	80	400.00	SF	10.00	10.00	100	2024	2023		98	3,920	
3	0463	FENCE GATE	1	100	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W19 FSP=[YR=2022] N10 W16 S10 E16\$ W16 S75 E10 N2 FOP=[YR=2022] E6 N3 FGR=[YR=2022] E19 N21 W21 S21 E2\$ W2 N5 W4 S8\$ N8 E4 N16 E21 N49\$.	

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							