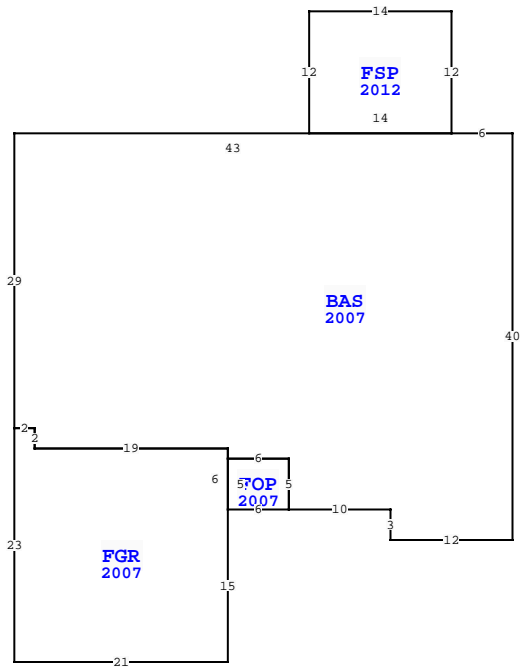


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	13	LVT/LAMNT	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,689	100	2007
FGR	445	55	2007
FOP	30	30	2007
FSP	168	40	2012
TOTALS	2,332		
		2,010	202,766

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,010	110.2500	110.25	221,602	2007	2007	0	0	8.50	91.50	
1 SINGLE FAM - 0% - 2025 Heated Area: 1689 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			202,766
TOTAL MARKET OB/XF VALUE			3,113
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			260,879
SOH/AGL Deduction			0
ASSESSED VALUE			260,879
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			260,879
TOTAL JUST VALUE			260,879
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229258	REPAIR/RRF	17,616	10/01/2022
E19677	ELEC OTHER	1,500	07/01/2007
M13135	MECH OTHER	0	07/01/2007
P12435	OTHER	0	06/01/2007
C19974	CO ISSUED	141,702	05/01/2007
B19974	NEW CONSTR	141,702	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/502	12/27/2024	WD	Q	I	01	325,000
GRANTOR: TYBURCZY JASON D						
GRANTEE: LEE JOEL C						
1989/1176	6/26/2015	WD	Q	I	01	176,000
GRANTOR: THRIFT WILLIAM & ALIS						
GRANTEE: TYBURCZY JASON D &						

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
1	0811	CONCRETE B	0	0	0	0		5.20	100	2007	2007	3
					688.00	SF		5.20				87
												3,113

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W6 FSP=[YR=2012] N12 W14 S12	
E14\$W43S29FGR=[YR=2007] S23 E21 N15 FOP=[YR=2007] E6 N5 W6	
S5\$ N6 W19 N2 W2\$ E2 S2 E19 S1 E6 S5 E10 S3 E12 N40\$.	

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	DPHT 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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								