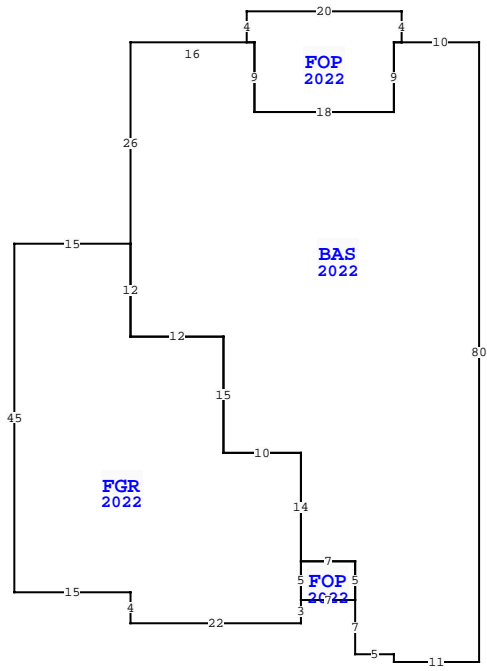




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,568	100	2022
FGR	1,339	55	2022
FOP	35	30	2022
FOP	242	30	2022
TOTALS	4,184		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,387	108.6520	143.42	485,764	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 2568 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		483,335	
TOTAL MARKET OB/XF VALUE		6,909	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		565,244	
SOH/AGL Deduction		102,565	
ASSESSED VALUE		462,679	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		411,957	
TOTAL JUST VALUE		565,244	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		542,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240014199	NEW SCREEN ROOF E	38,618	12/27/2024
22006780	CO ISSUED	0	05/02/2022
21006567	NEW CONSTR	395,227	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/0182	7/15/2022	WD	U	I	11	100

GRANTOR: QUINONEZ ARISTIDES &						
GRANTEE: QUINONEZ FAMILY TRU						
2564/0809	5/06/2022	WD	Q	I	02	476,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: QUINONEZ ARISTIDES						

BUILDING NOTES
BAS=[YR=2022;ORIG=0,0] W10 W1 S9 W18 N9 W16 S26 S12 E12 S15 E10 S14 E7 S5 S7 E5 S1 E11 N80 \$
FGR=[YR=2022;ORIG=-45,26] W15 S45 E15 S4 E22 N3 N5 N14 W10 N15 W12 N12 \$
FOP=[YR=2022;ORIG=-10,0] N4 W20 S4 E1 S9 E18 N9 E1 \$
FOP=[YR=2022;ORIG=-23,72] E7 N5 W7 S5 \$

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	0		5.20	5.20	100	2022	2022	3	99	6,909	

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							