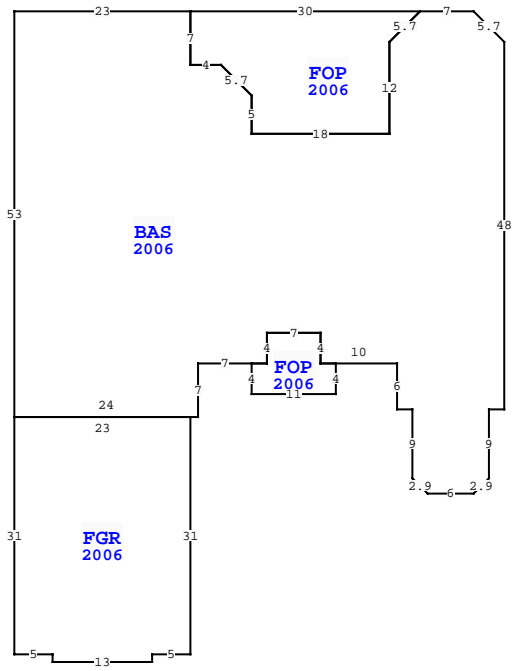


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	4042.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,906	100	2006
FGR	726	55	2006
FOP	72	30	2006
FOP	360	30	2006
TOTALS	4,064		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,435	103.5000	163.53	561,726	2006	2011	0	0	6.50	93.50
1 SFR CUST - 100% - 2022 Heated Area: 2906 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			525,214
TOTAL MARKET OB/XF VALUE			25,901
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			751,115
SOH/AGL Deduction			211,945
ASSESSED VALUE			539,170
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			488,448
TOTAL JUST VALUE			751,115
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			598,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24873	ADDITION	11,718	07/01/2011
M11737	MECH OTHER	0	07/01/2006
C17723	CO ISSUED	0	05/01/2006
P11167	OTHER	0	05/01/2006
R09276	REPAIR/RRF	3,500	05/01/2006
B0617723	NEW CONSTR	566,000	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0448	7/01/2021	WD Q		I	02	715,000
GRANTOR: RADUENZ TIMOTHY E & G						
GRANTEE: MCDERMOTT DENNIS M						
1737/1511	5/05/2011	WD U		I	38	320,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: RADUENZ TIMOTHY E &						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0855	CONC PAVER	0	100	0	1,450.00	SF	10.00	10.00	100	2006	2006	3	86	12,470	
3	0819	CONC 12"	0	100	4	16.00	SF	9.50	9.50	100	2006	2006	3	86	131	
4	0911	SCRN RM A	0	100	0	600.00	SF	17.50	17.50	100	2011	2011	3	45	4,725	
5	0855	CONC PAVER	0	100	0	600.00	SF	10.00	10.00	100	2011	2011	3	91	5,460	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] L4 U4 W7 FOP=[YR=2006] W30S7 E4 R4 D4 S5E18N12 U4 R4 \$ L4 D4 S12W18N5 U4 L4 W4N7W23 S53 FGR=[YR=2006] S31E5S1E13N1E5N31W23\$ E24N7E7FOP=[YR=2006] S4E11N4W2N4W7S4 W2\$E2N4E7S4E10S6E2S9 D2 R2 E6 U2 R2 N9E2N48\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 25,901																								
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	200,000.00	200,000.00	200,000							