

ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	17	CB	STUCCO	60	
Exterior Wall	16	WD	FR STUC	40	
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LVT/LAMNT	70		
Interior Floor	11	CLAY TILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	5 100				
Bathrooms	3.5 100				
Frame	03	MASONRY	100		
Stories	2. 2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	2011	1,705	220,123
FGR	532	55	2011	293	37,827
FOP	49	30	2011	15	1,936
FSP	150	40	2016	60	7,746
FUS	1,302	100	2011	1,302	168,094
TOTALS	3,738			3,375	435,729

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SNGL FAM	- 100%	- 2023									
Heated Area: 3007					HX Base Yr 2023							

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	435,729		
TOTAL MARKET OB/XF VALUE	7,922		
TOTAL LAND VALUE - MARKET	121,500		
TOTAL MARKET VALUE	565,151		
SOH/AGL Deduction	0		
ASSESSED VALUE	565,151		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	514,429		
TOTAL JUST VALUE	565,151		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	571,440		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25080	CO ISSUED	0	12/12/2011
M16596	H/AC	0	10/01/2011
E23793	NEW CONSTR	0	09/01/2011
P14986	NEW CONSTR	0	09/01/2011
B25080	NEW CONSTR	330,503	08/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/0467	6/14/2021	QC	U	I	11	100
GRANTOR: MCMAHON KATELYN P						
GRANTEE: PRUS FILIP						
2366/0367	6/04/2020	WD	Q	I	01	320,000
GRANTOR: CHABOT ANGELA R & JEF						
GRANTEE: PRUS FILIP & KATELY						

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	0855	CONC PAVER	0	100	0	668.00	SF	10.00	10.00	100	2011	2011	3	91	6,079	
2	0462	ST/AL FNC	0	100	72	288.00	SF	10.00	10.00	100	2012	2012	3	64	1,843	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2011] W10 FSP=[YR=2016] N10 W15 S10 E15 \$ W30 S42														
FGR=[YR=2011] S24 E21 N18 FOP=[YR=2011] E7 N7 W7 S7 \$ N13														
W4 S7 W17 \$ E17 N7 E4 S6 E7 S6 E12 N47 \$ PTR= E30														
FUS=[YR=2011] E40 S35 W12 N14 W7 S14 W21 N35 \$ W30 \$ .														

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	135,000.00	121,500.00	121,500							