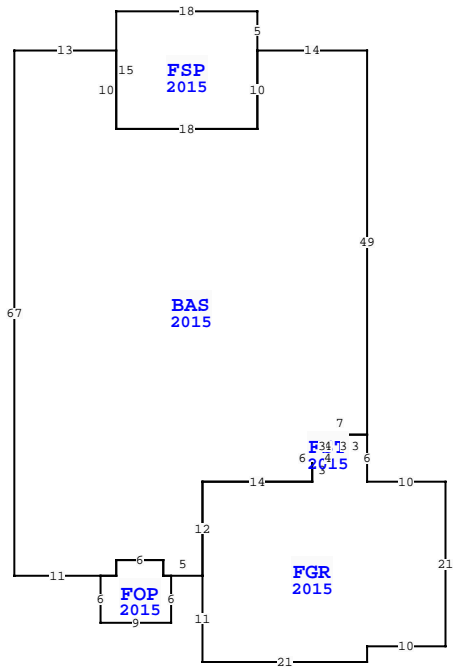


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,529	100	2015
FGR	723	55	2015
FOP	66	30	2015
FSP	270	40	2015
FST	12	55	2015
TOTALS	3,600		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,062	104.4200	137.83	422,035	2015	2015	0	0	4.50	95.50
1 SNGL FAM - 100% - 2019 Heated Area: 2529 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			403,043
TOTAL MARKET OB/XF VALUE			55,098
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			543,141
SOH/AGL Deduction			179,021
ASSESSED VALUE			364,120
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			313,398
TOTAL JUST VALUE			543,141
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			515,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631624	POOL ENCL	37,944	01/01/2016
B1531439	SWIM POOL	0	11/17/2015
B1530353	CO ISSUED	0	08/25/2015
B1530353	NEW CONSTR	325,017	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/1403	8/17/2021	LE U		I	11	100
GRANTOR: PAZZANESE JOHN J & JA						
GRANTEE: MURTHEY GINA M & LI						
2188/0357	4/04/2018	WD Q		I	02	410,000
GRANTOR: RAD EDWARD & LOIS HAD						
GRANTEE: PAZZANESE JOHN J &						

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	0810	CONCRETE A	0	100	17	3	SF	6.50	6.50	100	2015	2015	3	95	315	
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2015	2015	3	95	4,678	
3	0476	VF 6 SBPL	0	100	0	0	LF	32.00	32.00	100	2015	2015	3	87	3,619	
4	0470	VNYL GATE	0	100	0	0	UT	300.00	300.00	100	2015	2015	3	87	522	
5	0861	POOL GUNIT	0	100	0	0	SF	85.00	85.00	100	2016	2016	3	78	24,531	
6	0911	SCRN RM A	0	100	0	0	SF	17.50	17.50	100	2016	2016	3	70	14,051	
7	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2016	2016	3	95	7,382	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2015] W14 FSP=[YR=2015] N5 W18 S15 E18 N10\$ S10 W18 N10 W13 S67 E11 FOP=[YR=2015] S6 E9 N6 W1 N2 W6 S2 W2\$ E2 N2 E6 S2 E5 FGR=[YR=2015] S11 E21 N2 E10 N21 W10 N6 W3 FST=[YR=2015] W4 S3 E4 N3 \$ S3 W4 S3 W14 S12\$ N12 E14 N6 E7 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	DPTH 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	1.00	85,000.00	85,000.00	85,000									