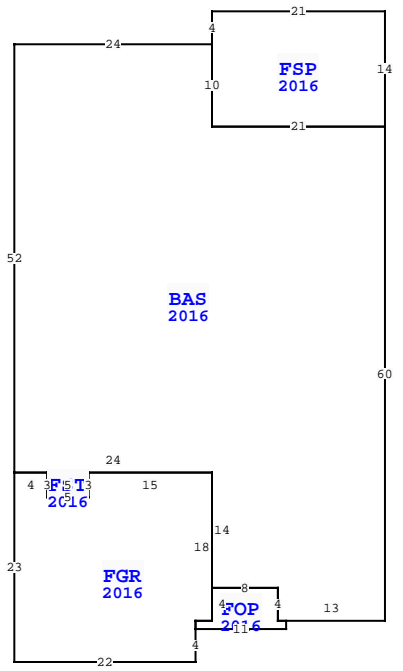




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,476	100	2016
FGR	527	55	2016
FOP	43	30	2016
FSP	294	40	2016
FST	15	55	2016
TOTALS	3,355		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,905	107.6300	142.07	412,713	2016	2016	0	0	4.00	96.00
1 SNGL FAM - 100% - 2021 Heated Area: 2476 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			396,204
TOTAL MARKET OB/XF VALUE			9,311
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			490,515
SOH/AGL Deduction			29,570
ASSESSED VALUE			460,945
TOTAL EXEMPTION VALUE	13		460,945
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			490,515
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			461,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531058	CO ISSUED	0	03/29/2016
B1531058	NEW CONSTR	310,818	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/1282	6/13/2025	WD Q	Q	I	01	545,000
GRANTOR: MOSEMAN MICHAEL R						
GRANTEE: HOSCHEIT GREGORY C						
2354/1755	4/17/2020	WD Q	Q	I	02	364,000
GRANTOR: SCHINNER JOSEPH & ASH						
GRANTEE: MOSEMAN MICHAEL R						

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	45	3			135.00	SF	2016	2016	3	95	834	
2	0810	CONCRETE A	0	100	0	0			579.00	SF	2016	2016	3	95	3,575	
3	0462	ST/AL FNC	0	100	140	0			560.00	SF	2016	2016	3	78	4,368	
4	0463	FENCE GATE	0	100	0	0			2.00	UT	2016	2016	3	89	534	

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

BUILDING NOTES	
FSP=[YR=2016] W21 S4 BAS=[YR=2016] W24 S52 FGR=[YR=2016] S23 E22 N4 FOP=[YR=2016] E11 N1 W1 N4 W8 S4 W2 S1\$ N1 E2 N18 W15 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E24 S14 E8 S4 E13 N60 W21 N10\$ S10 E21 N14\$.	

LAND DESCRIPTION																								
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							