

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	11		CLAY TILE	60	
Interior Floo	14		CARPET	40	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			2	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	2020	1,974	291,269
FGR	465	55	2020	256	37,774
FOP	146	30	2020	44	6,492
FSP	160	40	2020	64	9,443
FST	15	55	2020	8	1,180
TOTALS	2,760			2,346	346,160

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,346	113.4840	149.80	351,431	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2021										Heated Area: 1974	HX Base Yr 2021

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			346,160
TOTAL MARKET OB/XF VALUE			6,334
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			437,494
SOH/AGL Deduction			227,320
ASSESSED VALUE			210,174
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			154,452
TOTAL JUST VALUE			437,494
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			410,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909833	CO ISSUED	0	01/27/2020
B1909833	NEW CONSTR	273,391	09/18/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2342/1362	2/27/2020	WD Q	Q	I	01	301,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CRISCI LOUIS JR & 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	8	3			24.00	SF	6.50	6.50	100	2020	2020	3	98	153	
2	0810	CONCRETE A	0	100	0	0			520.00	SF	6.50	6.50	100	2020	2020	3	98	3,312	
3	0476	VF 6 SBPL	0	100	0	0			85.00	LF	32.00	32.00	100	2020	2020	3	95	2,584	
4	0470	VNYL GATE	0	100	0	0			1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

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

BUILDING DIMENSIONS									
BAS=[YR=2020] W16 FSP=[YR=2020] W16 S10 E16 N10\$ S10 W24									
S38 FGR=[YR=2020] S24 E20 N2 FOP=[YR=2020] E20 N7 W3 D2 L2									
W4 U2 L2 W3 N3 W6 S10\$ N19 FST=[YR=2020] N3 W5 S3 E5\$ W5 N3									
W15\$ E20 S12 E6 S3 E3 D2 R2 E4 U2 R2 E3 N63\$.									

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	1.00	85,000.00	85,000.00	85,000							