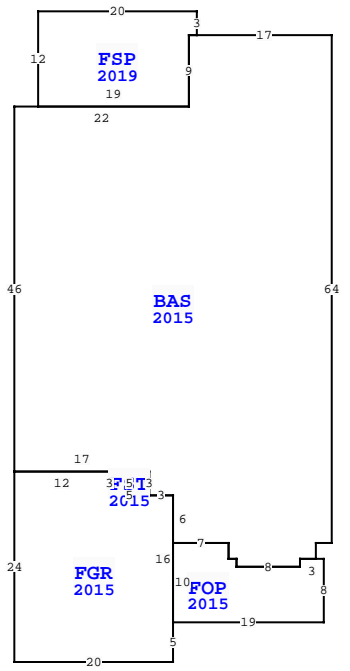




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	13	STAND SEAM	10
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4146.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,221	100	2015
FGR	456	55	2015
FOP	158	30	2015
FSP	231	40	2019
FST	15	55	2015
TOTALS	3,081		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,619	117.9840	155.74	407,883	2015	2015	0	0	4.50	95.50
1 SNGL FAM - 100% - 2024 Heated Area: 2221 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			389,528
TOTAL MARKET OB/XF VALUE			7,582
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			482,110
SOH/AGL Deduction			36,788
ASSESSED VALUE			445,322
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			394,600
TOTAL JUST VALUE			482,110
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			453,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429473	CO ISSUED	0	04/08/2015
B1429473	NEW CONSTR	277,189	10/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/777	4/22/2025	WD Q	Q	I	01	560,000
GRANTOR: BRAVA IGOR						
GRANTEE: BARKER SANDRA & RAN						
2680/1991	11/17/2023	WD Q	Q	I	02	550,000
GRANTOR: RASKIN EDWARD S & SUE						
GRANTEE: BRAVA IGOR						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
2	0855	CONC PAVER	0	100	0	540.00	SF	10.00	10.00	100	2015	2015	3	95	5,130	
3	0855	CONC PAVER	0	100	14	56.00	SF	10.00	10.00	100	2015	2015	3	95	532	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015] W17 FSP=[YR=2019] N3 W20 S12 E19 N9 E1\$ W1 S9 W22 S46 FGR=[YR=2015] S24 E20 N5 FOP=[YR=2015] E19 N8 W3 S1 W8 N1 W1 N2 W7 S10\$ N16 W3 FST=[YR=2015] N3 W5 S3 E5\$ W5 N3 W12\$ E17 S3 E3 S6 E7 S2 E1 S1 E8 N1 E2 N2 E2 N64\$.	

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									