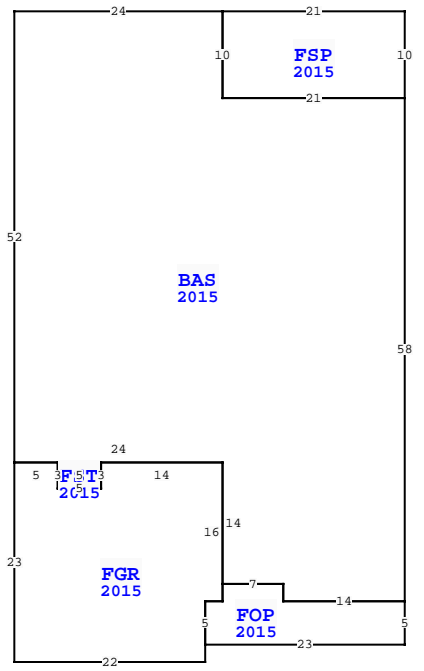




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	13	STAND SEAM	10
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	2,452	100	2015
FGR	523	55	2015
FOP	129	30	2015
FSP	210	40	2015
FST	15	55	2015
TOTALS	3,329		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,871	113.7400	150.14	431,052	2015	2015	0	0	4.50	95.50
1 SNGL FAM - 100% - 2022 Heated Area: 2452 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			411,655
TOTAL MARKET OB/XF VALUE			7,144
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			503,799
SOH/AGL Deduction			117,253
ASSESSED VALUE			386,546
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			335,824
TOTAL JUST VALUE			503,799
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			474,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530721	SCRNRIM	3,185	07/01/2015
B1429252	CO ISSUED	0	02/12/2015
B1429252	NEW CONSTR	296,935	08/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/0759	6/24/2021	WD	Q	I	02	449,500
GRANTOR: FUENTES ROBERT J & JO						
GRANTEE: STANLEY DAVID J II						
2298/0958	8/15/2019	WD	Q	I	01	379,000
GRANTOR: RODIS THEODORE G & HE						
GRANTEE: FUENTES ROBERT 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	0855	CONC PAVER	0	100	0	592.00	SF	10.00	10.00	100	2015	2015	3	95	5,624	
2	0855	CONC PAVER	0	100	20	160.00	SF	10.00	10.00	100	2015	2015	3	95	1,520	

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

BUILDING NOTES																								
BUILDING DIMENSIONS																								
FSP=[YR=2015] W21 BAS=[YR=2015] W24 S52 FGR=[YR=2015] S23 E22 N2 FOP=[YR=2015] E23 N5 W14 N2 W7 S2 W2 S5\$ N5 E2 N16 W14 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W5\$ E24 S14 E7 S2 E14 N58 W21 N10\$ S10 E21 N10\$.																								

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	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							