



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	4144.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,856	100	2016
FGR	420	55	2016
FOP	20	30	2016
FOP	200	30	2019
TOTALS	2,496		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024		252,978	2016	2016	0	0	3.50	96.50

Heated Area: 1856 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			244,124
TOTAL MARKET OB/XF VALUE			15,274
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			344,398
SOH/AGL Deduction			0
ASSESSED VALUE			344,398
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			344,398
TOTAL JUST VALUE			344,398
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			335,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801487	ADDITION - REAR F	0	02/12/2018
B1632058	NEW CONSTR	230,285	04/12/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/1721	10/06/2023	WD	Q	I	01	373,000

GRANTOR: COLELLA TONI L/E
GRANTEE: BELANGIA WILLIAM &
2469/1473 6/10/2021 LE U I 11 100
GRANTOR: COLELLA TONI
GRANTEE: CAPPELLUZZO CARLY M

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	0	0	0	558.00	SF	6.50	6.50	100	2016	2016	3	95	3,446	
2	0810	CONCRETE A	0	0	0	0	24.00	SF	6.50	6.50	100	2016	2016	3	95	148	
3	0476	VF 6 SBPL	0	0	0	0	210.00	LF	32.00	32.00	100	2016	2016	3	89	5,981	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
5	0855	CONC PAVER	0	0	0	0	560.00	SF	10.00	10.00	100	2019	2019	3	97	5,432	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W5 FOP=[YR=2019] N10 W20 S10 E20\$ W34 S39 FGR=[YR=2016] S20 E21 N1 FOP=[YR=2016] E5 N4 W5 S4\$ N19 W21\$ E21 S15 E5 S5 E13 N59\$.	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							