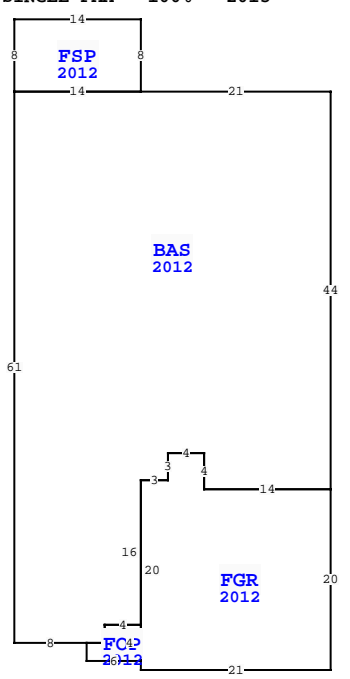




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating 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	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,751	100	2012
FGR	439	55	2012
FOP	20	30	2012
FSP	112	40	2012
TOTALS	2,322		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2013	114.01	232,922	2012	2012	0	0	5.65	94.35
Heated Area: 1751				HX Base Yr 2013							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		219,762	
TOTAL MARKET OB/XF VALUE		8,970	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		313,732	
SOH/AGL Deduction		142,523	
ASSESSED VALUE		171,209	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		120,487	
TOTAL JUST VALUE		313,732	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,027	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1225812	CO ISSUED	0	10/16/2012
B1226526	REMODEL	1,793	10/01/2012
E25013	ELEC OTHER	0	05/01/2012
E25003	ELEC OTHER	0	05/01/2012
M17132	H/AC	0	05/01/2012
P15847	NEW CONSTR	0	04/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/1598	6/20/2022	QC	U	I	11	100
GRANTOR: PAK HENDRIK & ZHANNA						
GRANTEE: BASYNYA HENDRIK & J						
1822/1744	9/20/2012	WD	Q	I	01	170,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PAK HENDRIK & ZHANN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	688.00	SF	5.20	5.20	100	2012
2	0476	VF 6 SBPL	0 100	0	0	205.00	LF	32.00	32.00	100	2012
3	0479	VF PICKET	0 100	0	0	45.00	LF	10.00	10.00	100	2012

TOTAL OB/XF												8,970			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT					

BUILDING NOTES											
BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU											
XF DATE											
INC DATE											

BUILDING DIMENSIONS											
BAS=[YR=2012] W21 FSP=[YR=2012] N8 W14 S8 E14 \$ W14 S61 E8											
FOP=[YR=2012] S2 E6 FGR=[YR=2012] S1 E21 N20 W14 N4 W4 S3											
W3 S20 \$ N4 W4 S2 W2 \$ E2 N2 E4 N16 E3 N3 E4 S4 E14 N44 \$ .											

LAND DESCRIPTION												TOTAL OB/XF				8,970			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT									