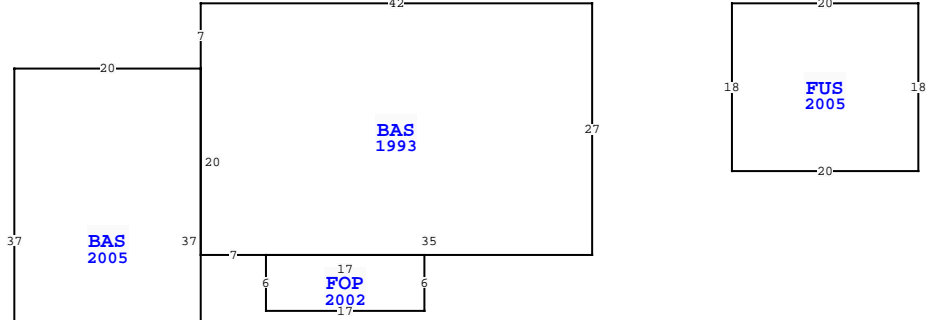


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,265	109.2700	144.24	326,704	1978	2005	0	0	0	9.25	90.75		
1 SNGL FAM - 0% - 0 Heated Area: 2234 HX Base Yr														



Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,134	100
BAS	740	100
FOP	102	30
FUS	360	100
TOTALS	2,336	2,265

YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
1993	1,134	148,438
2005	740	96,865
2002	31	4,057
2005	360	47,123

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			317,580
TOTAL MARKET OB/XF VALUE			21,896
TOTAL LAND VALUE - MARKET			98,000
TOTAL MARKET VALUE			437,476
SOH/AGL Deduction			83,268
ASSESSED VALUE			354,208
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			354,208
TOTAL JUST VALUE			437,476
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			400,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973924	XFOB	6,885	05/01/1997
8455	REPAIR/RRF	500	10/20/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/1540	9/26/2019	WD Q	Q	I	01	274,000
GRANTOR: COLUCCI KEITH L						
GRANTEE: DAY DARLA G						
1680/1063	5/14/2010	WD Q	Q	I	02	142,000
GRANTOR: GREGORY JASON D						
GRANTEE: COLUCCI KEITH L						

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	1242	WD DECK A	0	0	0	949.00	SF	10.00	10.00	100	1997	1997	3	20	1,898	
2	0812	CONCRETE C	0	0	0	1,666.00	SF	4.00	4.00	100	2002	2002	3	80	5,331	
3	0681	POLE SHED	0	0	8	64.00	SF	15.00	15.00	100	2010	2010	3	56	538	
4	0681	POLE SHED	0	0	25	250.00	SF	15.00	15.00	100	2010	2010	3	56	2,100	
5	0462	ST/AL FNC	0	0	0	2,148.00	SF	10.00	10.00	100	2010	2010	3	56	12,029	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W42 S7 BAS=[YR=2005] W20 S37 E20 N37 \$ S20 E7	
FOP=[YR=2002] S6 E17 N6 W17 \$ E35 N27 \$ PTR= E15	
FUS=[YR=2005] E20 S18 W20 N18 \$ W15 \$ .	

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	0005	OR	0.00	0.00	0.98	AC		1.00	1.00	1.00	100,000.00	100,000.00	98,000							

