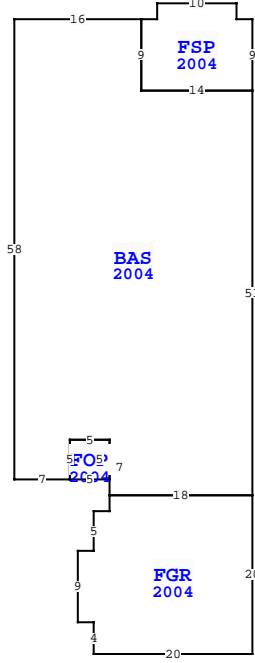




BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	11 CLAY TILE 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4015.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100	2004	1,625	242,351
FGR	414	55	2004	228	34,004
FOP	25	30	2004	8	1,193
FSP	146	40	2004	58	8,650
TOTALS	2,210			1,919	286,197

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,919	125.5380	165.71	317,997	2004	2004	0	0	10.00	90.00	
1 SNGL FAM - 0% - 0 Heated Area: 1625 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			286,197
TOTAL MARKET OB/XF VALUE			8,711
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			394,908
SOH/AGL Deduction			70,422
ASSESSED VALUE			324,486
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			324,486
TOTAL JUST VALUE			394,908
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/1610	1/05/2021	LE U		I	11	100
GRANTOR: DIDONATO JANET C						
GRANTEE: DIDONATO ISABELLA G						
2411/0150	10/09/2020	SW U		I	11	100
GRANTOR: DIDONATO ANTHONY & JA						
GRANTEE: DIDONATO JANET C						

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	0811	CONCRETE B	0	0	0	728.00	SF	5.20	5.20	100	2004	2004	3	83	3,142	
2	0920	CWALL-WD/M	0	0	0	68.00	LF	390.00	390.00	100	2004	2004	3	21	5,569	

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2004] W2 N2 W10 S2 W2 BAS=[YR=2004] W16 S58 E7 FOP=[YR=2004] E5 N5 W5 S5\$ N5 E5 S7 FGR=[YR=2004] S2 W2 S5 W2 S9 E2 S4 E20 N20 W18\$ E18 N51 W14 N9\$ S9 E14 N9\$.	

LAND DESCRIPTION																								
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	100,000.00	100,000.00	100,000							