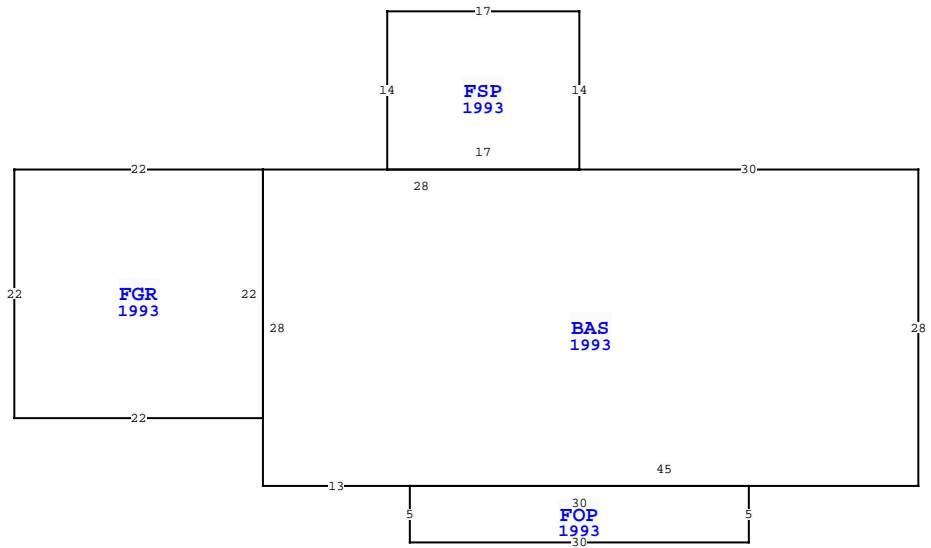




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 90	
Interior Wall	04	PLYWOOD 10	
Interior Floo	14	CARPET 80	
Interior Floo	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4016.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,624	100	1993
FGR	484	55	1993
FOP	150	30	1993
FSP	238	40	1993
TOTALS	2,496		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,030	117.9234	155.66	315,990	1977	2007	0	0	8.50	91.50
1 SNGL FAM - 100% - 2023											
Heated Area: 1624											
HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE			289,131
TOTAL MARKET OB/XF VALUE			2,699
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			451,830
SOH/AGL Deduction			50,807
ASSESSED VALUE			401,023
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			350,301
TOTAL JUST VALUE			451,830
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			428,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6852	ADDITION	2,500	11/16/1990
5174	REPAIR/RRF	3,300	09/21/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/1659	6/06/2022	WD Q	Q	I	01	475,000
GRANTOR: BRESKO KENNETH M & JO						
1410/1014	5/08/2006	WD Q	Q	I		298,000
GRANTOR: LEGARE JEAN LYONS LIV						
GRANTEE: BRESKO KENNETH 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	100	0	296.00	SF	6.50	6.50	100	1980	1980	3	30	577	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	38	1,330	
3	0681	POLE SHED	0	100	6	72.00	SF	15.00	15.00	100	1980	1980	3	20	216	
4	0940	SHEDS/PORT	0	100	8	96.00	SF	30.00	30.00	100	1980	1980	3	20	576	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2025	MLU

BUILDING NOTES	
BAS=[YR=1993] W30 FSP=[YR=1993] N14 W17 S14 E17 \$ W28	
FGR=[YR=1993] W22 S22 E22 N22 \$ S28 E13 FOP=[YR=1993] S5 E30	
N5 W30 \$ E45 N28 \$.	

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							