

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	4016.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,583	100	1993
FGR	700	55	1993
FOP	120	30	1993
FUS	1,140	100	1993
STP	20	10	1993
USP	127	30	2012
UST	28	45	1993
TOTALS	3,718		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,197	105.8736	139.75	446,781	1989	1989	0	0	17.50	82.50
1 SNGL FAM - 100% - 2011 Heated Area: 2723 HX Base Yr 2011											

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	0812	CONCRETE C	0	100	0	8,644.00	SF	3.00	3.00	100	1989	1989	3	54.5	14,133	
2	0845	KOOL DECK	0	100	0	798.00	SF	7.25	7.25	100	1989	1989	3	54.5	3,153	
3	0861	POOL GUNIT	0	100	0	544.00	SF	85.00	85.00	100	1989	1989	3	20	9,248	
4	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	20	400	
5	0500	FP-PRE FAB	0	100	0	1.00	UT	1,750.00	1,750.00	100	1992	1992	3	70	1,225	
6	1242	WD DECK A	0	100	12	36.00	SF	10.00	10.00	100	1992	1992	3	20	72	
7	1242	WD DECK A	0	100	5	3	15.00	SF	10.00	100	1992	1992	3	20	30	
8	1242	WD DECK A	0	100	14	4	56.00	SF	10.00	100	1989	1989	3	20	112	
TOTALS												28,373				

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	275,000.00	412,500.00	412,500							
2	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 7		Tax Dist:		
BUILDING MARKET VALUE		368,594		
TOTAL MARKET OB/XF VALUE		28,373		
TOTAL LAND VALUE - MARKET		572,500		
TOTAL MARKET VALUE		969,467		
SOH/AGL Deduction		527,589		
ASSESSED VALUE		441,878		
TOTAL EXEMPTION VALUE		50,722		
BASE TAXABLE VALUE		391,156		
TOTAL JUST VALUE		969,467		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		837,867		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25839	ADDITION	2,051	03/01/2012
5845	NEW CONSTR	99,770	07/03/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2336/1475	2/03/2020	LE U	V	V	11	100
GRANTOR: PSIAKI MARCIA I						
GRANTEE: WILKINS EILEN E						
2336/1472	2/03/2020	WD Q	V	V	03	109,000
GRANTOR: MAHLON HUBERT HILLS S						
GRANTEE: PSIAKI MARCIA I						

BUILDING NOTES	

BUILDING DIMENSIONS	
UST=[YR=1993] N7 W4 S7 E4\$ BAS=[YR=1993] W20 U2 L2 W5 D2 L2 W13 STP=[YR=1993] N5W4S5E4\$ W7 S38 E18 FOP=[YR=1993] S17 E6 FGR=[YR=1993] E25N28 W25 S28\$ N20 W6S3\$ N3 E6 N8 E25 N27\$ PTR=E15 FUS=[YR=1993] E16 USP=[YR=2012] N8E17 S5 W3 S3 W14\$ E14 S38 W30 N38\$ W15\$.	