



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4055.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	2005	1,970	188,697
FGR	382	55	2005	210	20,115
FOP	60	30	2005	18	1,724
FSP	310	40	2005	124	11,877
TOTALS	2,722			2,322	222,413

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0 100	0 0	824.00	SF	5.20	5.20	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,322	105.8400	105.84	245,760	2005	2005	0	0	0	9.50	90.50	

1 SINGLE FAM - 100% - 2019

Heated Area: 1970

HX Base Yr 2019

Floor plan diagram showing three rooms: FSP 2005 (top), BAS 2005 (middle), and FGR 2005 (bottom right). Dimensions are provided for each room and the overall layout.

Room Dimensions:

- FSP 2005: 31' x 19'
- BAS 2005: 35' x 38'
- FGR 2005: 18' x 29'

Overall Dimensions:

- Top: 31'
- Left: 66'
- Bottom: 15'
- Right: 38'

BLD DATE	04/04/2023	NW	LGL DATE	04/22/2025	MLU
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		222,413	
TOTAL MARKET OB/XF VALUE		3,599	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		291,012	
SOH/AGL Deduction		117,069	
ASSESSED VALUE		173,943	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		123,221	
TOTAL JUST VALUE		291,012	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		261,149	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515173	NEW CONSTR	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2245/0061	11/30/2018	SW	U	I	12	185,000
GRANTOR: BEAR STEARNS ALT-A TR						
GRANTEE: MARADIAGA BETHZAIDA						
2203/0028	6/11/2018	CT	U	I	18	165,300
GRANTOR: CLERK OF COURT						
GRANTEE: STRUCTURED ASSET MO						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W4 FSP=[YR=2005] N10 W31 S10 E31\$ W35 S66 E15 N3 FOP=[YR=2005] E6 N5 FGR=[YR=2005] E18 N20 W8 N2 W3 S2 W6 S2 W2 S18 E1\$ W1 N6 W5 S11\$ N11 E5 N12 E2 N2 E6 N2 E3 S2 E8 N38\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000		