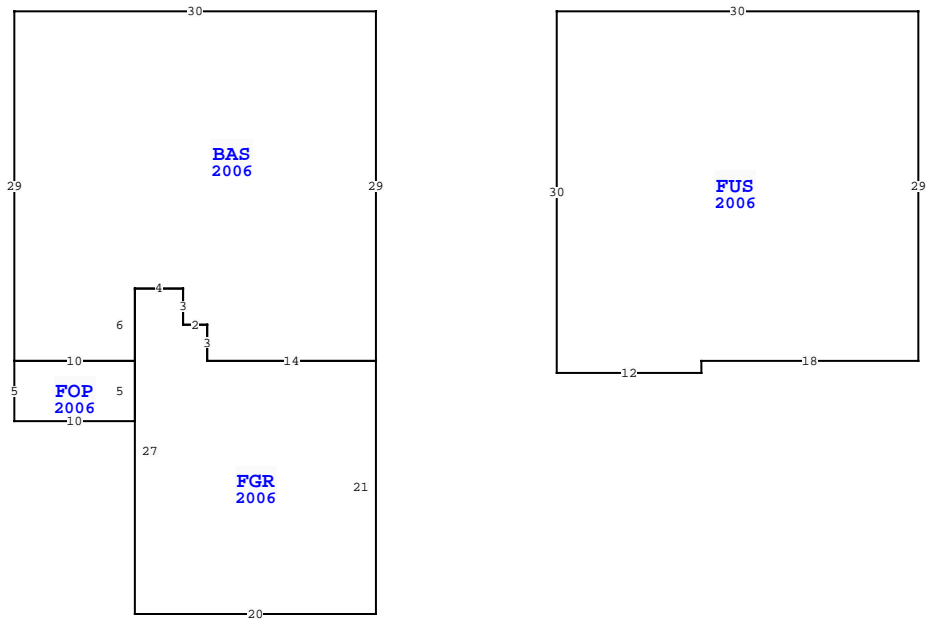




ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION	
Exterior Wall	05	AVERAGE	70	
Exterior Wall	16	WD FR STUC	30	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	70	
Interior Floor	08	SHT VINYL	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	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	4038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	840	100	2006	840
FGR	450	55	2006	248
FOP	50	30	2006	15
FUS	882	100	2006	882
TOTALS	2,222			1,985
				203,198

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2010		222,439	2006	2006	0	0	8.65	91.35
				Heated Area: 1722			HX Base Yr 2010				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			203,198
TOTAL MARKET OB/XF VALUE			4,461
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			272,659
SOH/AGL Deduction			161,731
ASSESSED VALUE			110,928
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			60,206
TOTAL JUST VALUE			272,659
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10673	H/AC	0	11/01/2005
E15820	NEW CONSTR	1,500	09/01/2005
P10039	NEW CONSTR	0	09/01/2005
C15798	CO ISSUED	163,990	08/01/2005
R08051	REPAIR/RRF	1,500	08/01/2005
B15798	NEW CONSTR	163,990	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1627/1283	6/05/2009	WD	Q	I	01	129,900
GRANTOR: KOSTIN SERGEY & DARYA						
GRANTEE: KEISER JODY D & JEN						
1404/0174	4/13/2006	WD	Q	I		164,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KOSTIN SERGEY & DAR						

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	10	15		6.50	6.50	100	2006	2006	3	86	839	
2	0810	CONCRETE A	0	100	36	16		6.50	6.50	100	2006	2006	3	86	3,220	
3	0810	CONCRETE A	0	100	24	3		6.50	6.50	100	2006	2006	3	86	402	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=2006] N21 BAS=[YR=2006] N29 W30 S29 FOP=[YR=2006] S5 E10 N5 W10\$E10 N6 E4 S3 E2 S3 E14\$W14 N3 W2 N3 W4 S27 E20\$ PTR=N20E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12\$ W15S20\$.	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							