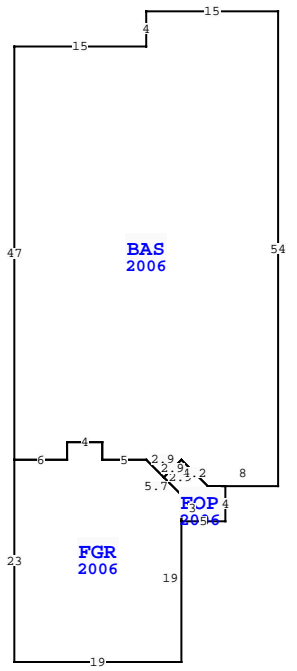




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
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	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,495	100	2006
FGR	437	55	2006
FOP	29	30	2006
TOTALS	1,961		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 0									
				Heated Area: 1495								
					HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			182,870
TOTAL MARKET OB/XF VALUE			4,831
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			252,701
SOH/AGL Deduction			19,029
ASSESSED VALUE			233,672
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			233,672
TOTAL JUST VALUE			252,701
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			242,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0617558	NEW CONSTR	2,000	06/01/2006
M0611686	H/AC	0	06/01/2006
C17778	CO ISSUED	116,323	05/01/2006
P11141	NEW CONSTR	0	05/01/2006
R09320	REPAIR/RRF	3,000	05/01/2006
B17778	NEW CONSTR	116,323	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1855/0336	5/01/2013	QC	U	I	11	100
GRANTOR: TSANK ALLA						
GRANTEE: TSANK ALLA TRUSTEE						
1439/0580	8/24/2006	WD	Q	I		180,100
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: TSANK ALLA						

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	0	10	15			6.50	100	2006	2006	3	86	839	
2	0810	CONCRETE A	0	0	42	15			6.50	100	2006	2006	3	86	3,522	
3	0810	CONCRETE A	0	0	28	3			6.50	100	2006	2006	3	86	470	

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

BUILDING NOTES	
BAS=[YR=2006] N54 W15 S4 W15 S47 FGR=[YR=2006] S23 E19 N19 L4 U4 W5 N2 W4 S2 W6\$E6 N2 E4 S2 E5 D2 R2 FOP=[YR=2006] D2 R2 S3 E5 N4 W2 U3 L3 L2 D2 \$ U2 R2 R3 D3 E8\$.	

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								