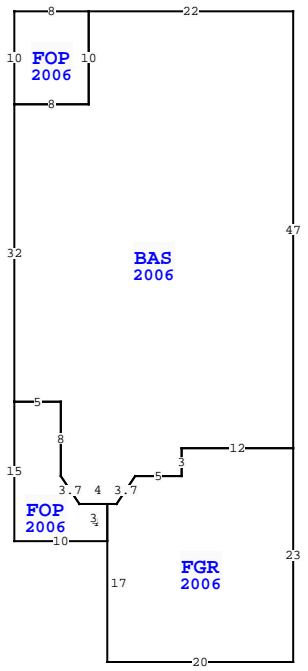




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
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	1,362	100	2006
FGR	430	55	2006
FOP	80	30	2006
FOP	98	30	2006
TOTALS	1,970		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,651	115.3950	115.40	190,525	2006	2006	0	0	8.65	91.35
1 SINGLE FAM - 100% - 2020											
					Heated Area: 1362						
						HX Base Yr 2020					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		174,045	
TOTAL MARKET OB/XF VALUE		3,539	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		242,584	
SOH/AGL Deduction		77,638	
ASSESSED VALUE		164,946	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		114,224	
TOTAL JUST VALUE		242,584	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,743	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11992	MECH OTHER	0	09/01/2006
C18322	CO ISSUED	178,990	08/01/2006
B18322	NEW CONSTR	178,990	08/01/2006
E17960	ELEC OTHER	1,900	08/01/2006
P11442	OTHER	0	08/01/2006
R09587	REPAIR/RRF	1,500	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2285/1493	6/25/2019	WD Q	Q	I	01	177,900
GRANTOR: SHLIMOVICH LEV & ALEX						
GRANTEE: JAPPAUL LIZA ACOSTA						
2158/0938	9/22/2017	QC U	U	I	11	100
GRANTOR: KOLTSOVA TATIANA						
GRANTEE: SHLIMOVICH LEV & AL						

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	33	16	SF	6.50	6.50	100	2006	2006	3	86	2,952	
2	0810	CONCRETE A	0	100	35	3	SF	6.50	6.50	100	2006	2006	3	86	587	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=2006] N23 BAS=[YR=2006] N47 W22 FOP=[YR=2006] W8 S10 E8 N10S\$10 W8 S32 FOP=[YR=2006] S15 E10 N4 W3 U3 L2 N8 W5\$E5 S8 R2 D3 E4 U3 R2 E5 N3 E12\$W12 S3 W5 D3 L2 W1 S17 E20\$.	

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