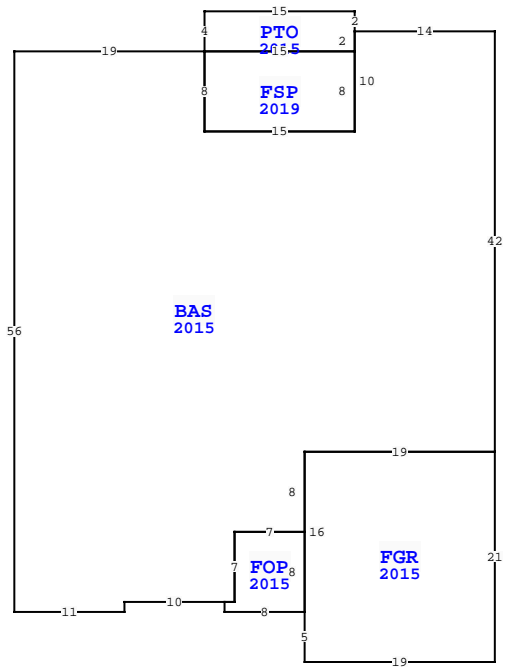


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	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	2,225	100	2015
FGR	399	55	2015
FOP	57	30	2015
FSP	120	40	2019
PTO	60	5	2015
TOTALS	2,861		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,512	113.0976	113.10	284,107	2015	2015	0	0	4.00	96.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 2225 HX Base Yr 2022												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			272,743
TOTAL MARKET OB/XF VALUE			5,706
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			343,449
SOH/AGL Deduction			47,085
ASSESSED VALUE			296,364
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			245,642
TOTAL JUST VALUE			343,449
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			333,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530616	NEW CONSTR	272,529	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2488/1533	8/06/2021	WD Q	Q	I	01	355,100
GRANTOR: CICONI BRIAN M & SAR						
GRANTEE: LUKANUS BRYAN & EMI						
2016/0188	11/09/2015	WD Q	Q	I	01	193,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CICONI BRIAN MICHA						

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	0	604.00	SF	6.50	6.50	100	2015	2015	3	95	3,730	
2	0476	VF 6 SBPL	0	100	0	60.00	LF	32.00	32.00	100	2016	2016	3	89	1,709	
3	0470	VVNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

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

BUILDING DIMENSIONS			
BAS=[YR=2015] W14 PTO=[YR=2015] N2 W15 S4 FSP=[YR=2019] S8 E15 N8 W15\$ E15 N2\$ S10 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2015] S1 E8 FGR=[YR=2015] S5 E19 N21 W19 S16\$ N8 W7 S7 W1\$ E1 N7 E7 N8 E19 N42\$.			

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								