



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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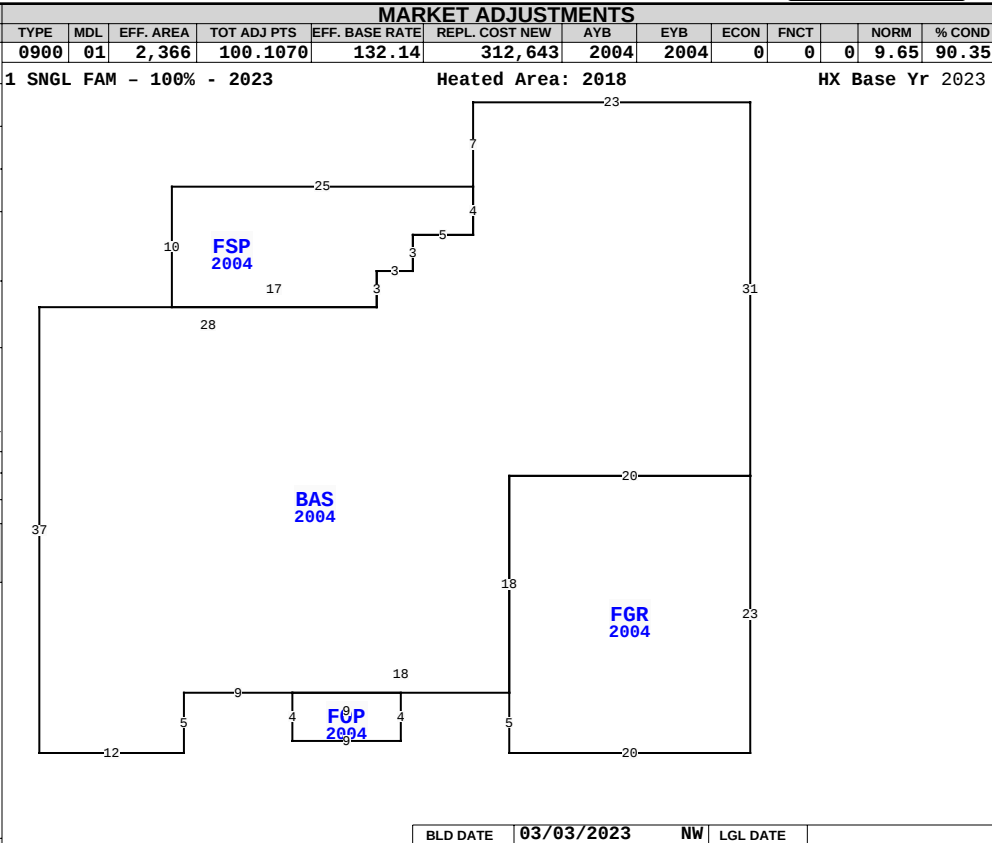
NEIGHBORHOOD/LOC	4045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2004	2,018	240,926
FGR	460	55	2004	253	30,205
FOP	36	30	2004	11	1,314
FSP	211	40	2004	84	10,029
TOTALS	2,725			2,366	282,473

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20	5.20	100	2004	2004	3	83	3,341	
2	0861	POOL GUNIT	0	100	0	0	140.00	SF	85.00	85.00	100	2004	2004	3	32	3,808	
3	0845	KOOL DECK	0	100	0	0	666.00	SF	7.25	7.25	100	2020	2020	3	98	4,732	
4	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2013	2013	3	83	3,453	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF																	15,334
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
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		282,473			
TOTAL MARKET OB/XF VALUE		15,334			
TOTAL LAND VALUE - MARKET		65,000			
TOTAL MARKET VALUE		362,807			
SOH/AGL Deduction		36,311			
ASSESSED VALUE		326,496			
TOTAL EXEMPTION VALUE		55,722			HX HB VX
BASE TAXABLE VALUE		270,774			
TOTAL JUST VALUE		362,807			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		349,950			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632969	REPAIR/RRF	30,000	08/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/1549	6/17/2022	WD	Q	I	01	492,500
GRANTOR: WALCZAK KENNETH P & A						
GRANTEE: MAGGIORE DAMON M &						
2064/0423	7/25/2016	WD	Q	I	01	234,000
GRANTOR: TENARO KIM I & GUY F						
GRANTEE: WALCZAK KENNETH P &						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2004] W23 S7 FSP=[YR=2004] W25 S10 E17 N3 E3 N3 E5 N4\$ S4 W5 S3 W3 S3 W28 S37 E12 N5 E9 FOP=[YR=2004] S4 E9 N4 W9\$ E18 FGR=[YR=2004] S5 E20 N23 W20 S18\$ N18 E20 N31\$.																