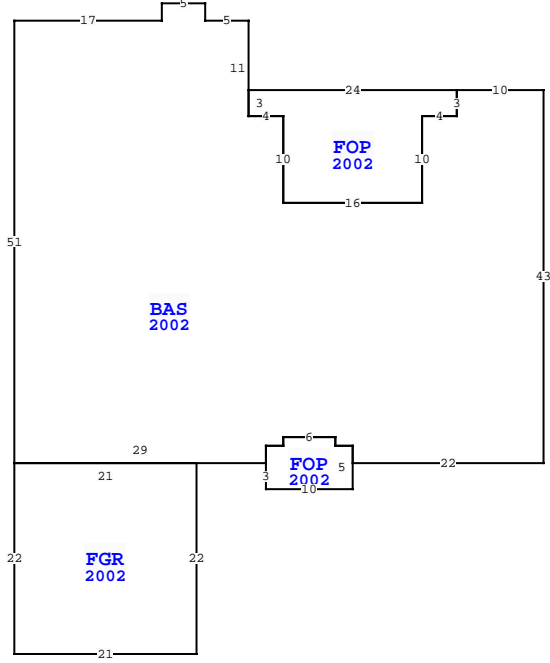




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	70	
Exterior Wall	16		WD FR STUC	30	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	14		CARPET	80	
Interior Floor	11		CLAY TILE	20	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR 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	
NEIGHBORHOOD/LOC	4045.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,591	100	2002	2,591	280,204
FGR	462	55	2002	254	27,469
FOP	56	30	2002	17	1,839
FOP	232	30	2002	70	7,571
TOTALS	3,341			2,932	317,082

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,932	91.8756	121.28	355,593	2002	2002	0	0	10.83	89.17
1 SNGL FAM - 100% - 2025										Heated Area: 2591	HX Base Yr 2025



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			317,082
TOTAL MARKET OB/XF VALUE			7,618
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			389,700
SOH/AGL Deduction			100,740
ASSESSED VALUE			288,960
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			238,238
TOTAL JUST VALUE			389,700
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			380,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209764	NEW CONSTR	176,031	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/253	12/06/2024	WD	Q	I	01	415,000
GRANTOR: BOGOSH CHRISTOPHER &						
GRANTEE: ROPER LESLIE ANNE						
2317/1300	10/26/2019	WD	U	I	11	137,100
GRANTOR: BOGOSH CHRISTOPHER						
GRANTEE: BOGOSH CHRISTOPHER						

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	886.00	SF	6.50	6.50	100	2002	2002	3	80	4,607	
2	0476	VF 6 SBPL	0	100	0	96.00	LF	32.00	32.00	100	2022	2022	3	98	3,011	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W10 FOP=[YR=2002] W24 S3 E4 S10 E16 N10 E4 N3 \$ S3 W4 S10 W16 N10 W4 N11 W5 N2 W5 S2 W17 S51 FGR=[YR=2002] S22 E21 N22 W21 \$ E29 FOP=[YR=2002] S3 E10 N5 W2 N1 W6 S1 W2 S2 \$ N2 E2 N1 E6 S1 E2 S2 E22 N43 \$.	

LAND DESCRIPTION										TOTAL OB/XF										7,618				
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							