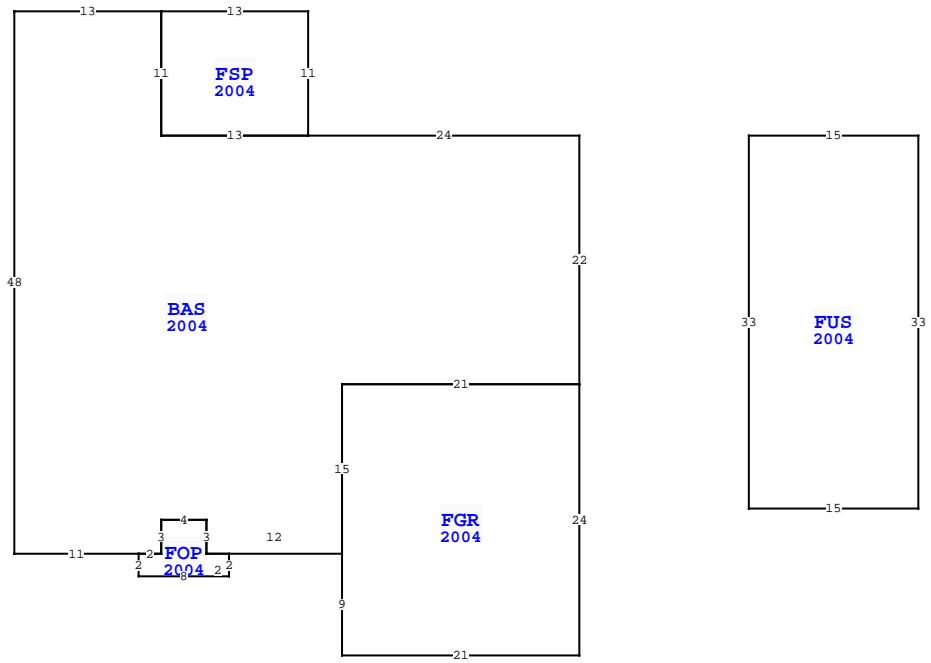




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
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	1,666
FGR	504
FOP	28
FSP	143
FUS	495
TOTALS	2,836

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,503	98.4096	129.90	325,140	2004	2004	0	0	9.65	90.35
1 SNGL FAM - 0% - 0 Heated Area: 2161 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			293,764
TOTAL MARKET OB/XF VALUE			3,500
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			362,264
SOH/AGL Deduction			7,484
ASSESSED VALUE			354,780
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			354,780
TOTAL JUST VALUE			362,264
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			348,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412451	NEW CONSTR	167,900	03/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2378/1492	7/22/2020	WD Q	Q	I	01	295,000
GRANTOR: OTT RICHARD T JR & DO						
GRANTEE: GNIADK PATRICK & J						
1985/1177	5/27/2015	WD Q	Q	I	01	197,000
GRANTOR: BABSON NATALIE E						
GRANTEE: OTT RICHARD T JR &						

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	0811	CONCRETE B	0	0	0	0		811.00	SF	5.20				3,500	

TOTAL OB/XF												3,500			
BLD DATE 03/03/2023 NW												LGL DATE			
XF DATE												LAND DATE			
INC DATE												AG DATE			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2004] W24 FSP=[YR=2004] N11 W13 S11 E13\$ W13 N11 W13 S48 E11 FOP=[YR=2004] S2 E8 N2 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E12 FGR=[YR=2004] S9 E21 N24 W21 S15\$ N15 E21 N22\$ PTR=E15 FUS=[YR=2004] E15 S33 W15 N33\$ W15\$.											

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							