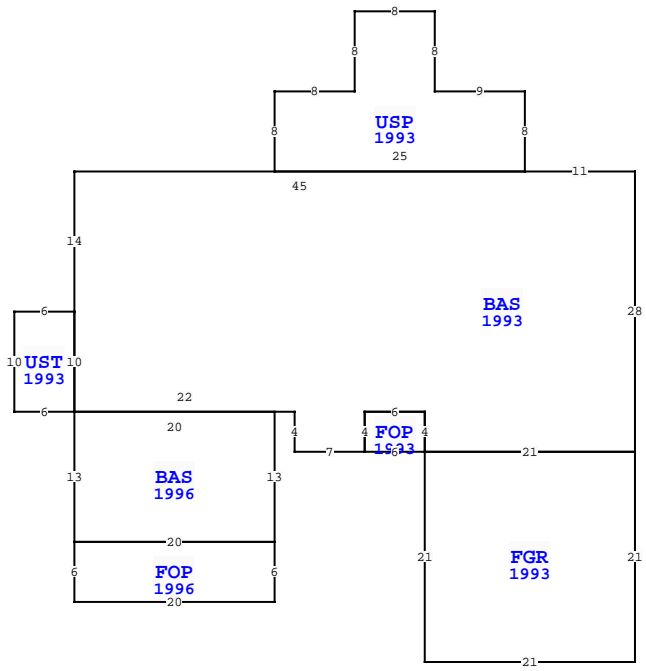


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4013.00
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	YEAR
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	1,456
BAS	260
FGR	441
FOP	24
FOP	120
USP	264
UST	60
TOTALS	2,625

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2022								
Heated Area: 1716						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 4	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		276,925
TOTAL LAND VALUE - MARKET		5,638
TOTAL MARKET VALUE		85,000
SOH/AGL Deduction		367,563
ASSESSED VALUE		62,798
TOTAL EXEMPTION VALUE	HX HB	304,765
BASE TAXABLE VALUE		50,722
TOTAL JUST VALUE		254,043
NCON VALUE		367,563
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		344,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9602544	REMODEL	17,500	01/01/1996
5246	NEW CONSTR	2,100	07/27/1988
2654	H/AC	2,500	07/27/1988
3114	NEW CONSTR	0	07/06/1988
4987	NEW CONSTR	42,690	06/23/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/0098	10/20/2021	WD	Q	I	01	280,000
GRANTOR: DURANO DELBINO & NIKK						
GRANTEE: CARDERARA JOSHUA &						
1844/0984	3/08/2013	WD	Q	I	01	160,000
GRANTOR: SCANLON THERESA C						
GRANTEE: DURANO DELBINO						

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	0812	CONCRETE C	0	100	0	1,555.00	SF	4.00	4.00	100	1988	1988	3	52	3,234	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
3	1242	WD DECK A	0	100	13	117.00	SF	10.00	10.00	100	1994	1994	3	20	234	
TOTALS															2,108	276,925

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/24/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W11 USP=[YR=1993] N8 W9 N8 W8 S8 W8 S8 E25\$ W45 S14 UST=[YR=1993] W6 S10 E6 BAS=[YR=1996] S13 FOP=[YR=1996] S6 E20 N6 W20\$ E20 N13 W20\$ N10\$ S10 E22 S4 E7 FOP=[YR=1993] E6 FGR=[YR=1993] S21 E21 N21 W21\$ N4 W6 S4\$ N4 E6 S4 E21 N28\$.	

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	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							