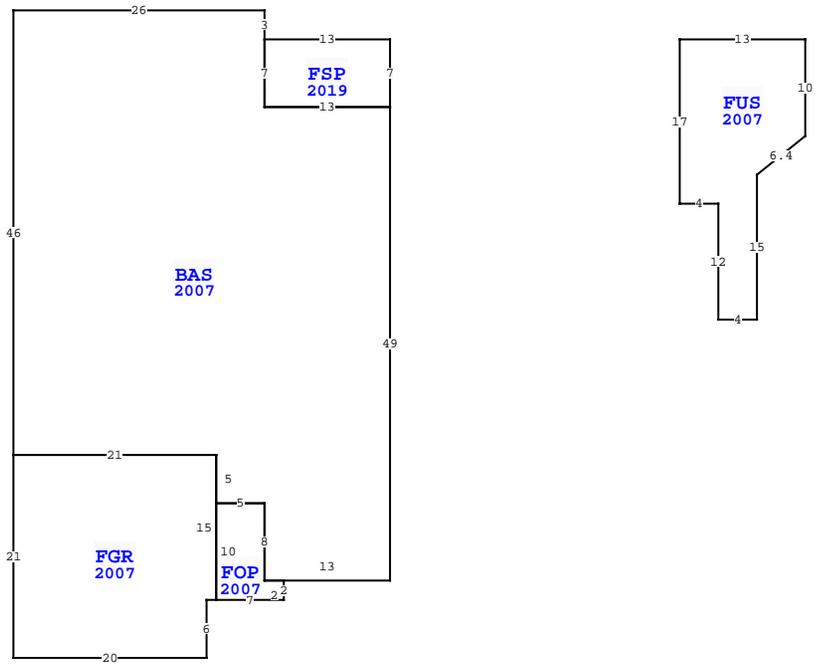


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	13	LVT/LAMNT 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,858	100	2007
FGR	435	55	2007
FOP	54	30	2007
FSP	91	40	2019
FUS	244	100	2007
TOTALS	2,682		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,393	120.8438	120.84	289,170	2007	2007	0	0	8.10	91.90
1 SINGLE FAM - 0% - 0 Heated Area: 2102 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			265,747
TOTAL MARKET OB/XF VALUE			5,940
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			356,687
SOH/AGL Deduction			43,999
ASSESSED VALUE			312,688
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			312,688
TOTAL JUST VALUE			356,687
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12825	MECH OTHER	0	04/01/2007
C19629	CO ISSUED	0	03/01/2007
E18957	ELEC OTHER	1,900	03/01/2007
R10177	REPAIR/RRF	1,500	03/01/2007
B19629	NEW CONSTR	268,590	03/01/2007
P12265	OTHER	0	03/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2261/0879	3/14/2019	WD	Q	I	01	250,000
GRANTOR: POLACCO GUY M						
GRANTEE: KEARNEY MATTHEW L &						
1849/1693	4/04/2013	QC	U	I	11	166,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: POLACCO GUY M						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	0	0	0	640.00	SF	5.20	5.20	100
2	0476	VF 6 SBPL	0	0	0	0	100.00	LF	32.00	32.00	100
3	0470	VNVL GATE	0	0	0	0	1.00	UT	300.00	300.00	100

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/25/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2019] W13 BAS=[YR=2007] N3 W26 S46 FGR=[YR=2007] S21 E20 N6 E1 FOP=[YR=2007] E7 N2 W2 N8 W5 S10 S N15 W21 S E21 S5 E5 S8 E13 N49 W13 N7 S S7 E13 N7 S PTR=E30 FUS=[YR=2007] E13 S10 D4 L5 S15 W4 N12 W4 N17 S W30 S .	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							