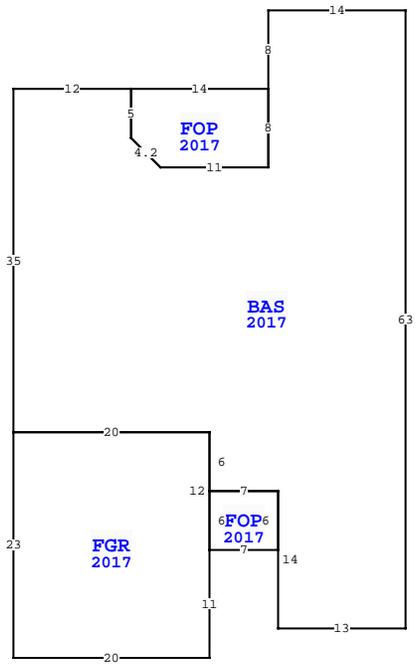


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	13	LVT/LAMNT	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	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	1,707	100	2017
FGR	460	55	2017
FOP	42	30	2017
FOP	108	30	2017
TOTALS	2,317		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,005	118.1488	118.15	236,891	2017	2017	0	0	3.00	97.00	
1 SINGLE FAM - 0% - 2025 Heated Area: 1707 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			229,784
TOTAL MARKET OB/XF VALUE			3,208
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			317,992
SOH/AGL Deduction			0
ASSESSED VALUE			317,992
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			317,992
TOTAL JUST VALUE			317,992
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1701210	CO ISSUED	0	10/25/2017
B1701210	D FINDERS	218,695	02/16/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/817	6/11/2024	WD	U	I	11	100
GRANTOR: KRASAVAGE BRIAN D & E						
GRANTEE: 95251 SIENA LAND TR						
2411/1153	11/24/2020	WD	Q	I	01	248,000
GRANTOR: RODEFFER KYLE D & REB						
GRANTEE: KRASAVAGE BRIAN D &						

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
1	0811	CONCRETE B	0	0	0	564.00	SF	5.20	5.20	100	2017	2017
2	0810	CONCRETE A	0	0	0	63.00	SF	6.50	6.50	100	2017	2017

TOTAL OB/XF												
3,208												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	0	0	564.00	SF	5.20	5.20	100	2017	2017
2	0810	CONCRETE A	0	0	0	63.00	SF	6.50	6.50	100	2017	2017

BUILDING NOTES												
BAS=[YR=2017] W14 S8 FOP=[YR=2017] W14 S5 D3 R3 E11 N8\$ S8 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63\$.												

BUILDING DIMENSIONS												
BAS=[YR=2017] W14 S8 FOP=[YR=2017] W14 S5 D3 R3 E11 N8\$ S8 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00