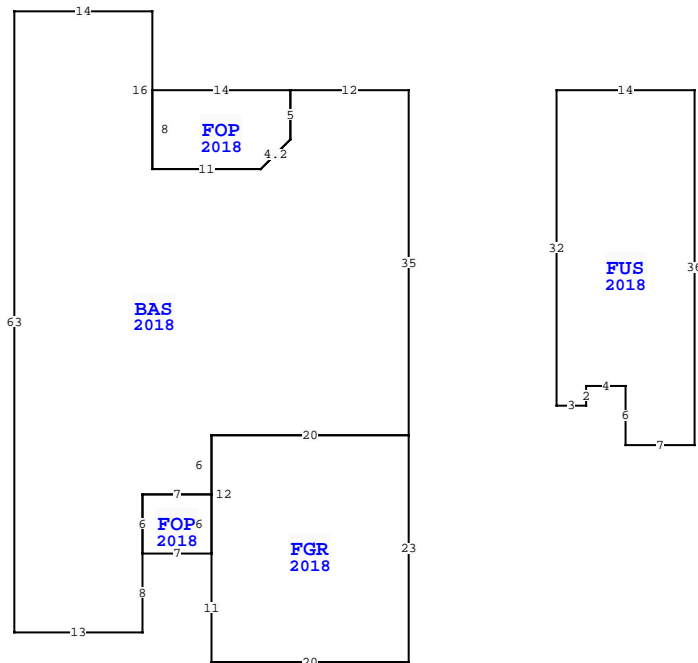




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.5	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	1,707	100	2018
FGR	460	55	2018
FOP	42	30	2018
FOP	108	30	2018
FUS	468	100	2018
TOTALS	2,785		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2025		Heated Area: 2175					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			272,438
TOTAL MARKET OB/XF VALUE			3,174
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			360,612
SOH/AGL Deduction			0
ASSESSED VALUE			360,612
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			309,890
TOTAL JUST VALUE			360,612
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			338,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705910	CO ISSUED	0	01/23/2018
B1705910	NEW CONSTR	273,001	07/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/956	2/14/2024	WD Q	Q	I	01	440,000

GRANTOR: 95230 SIENA COURT LLC					
GRANTEE: WORKMAN ROBERT EDWA					
2551/1537	3/24/2022	WD U	I	11	100
GRANTOR: BARUCH ALLAN & LUCIA					
GRANTEE: 95230 SIENA COURT L					

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2018] W12 FOP=[YR=2018] W14 S8 E11 U3 R3 N5\$ S5 D3 L3 W11 N16 W14 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N23 W20 S12\$ N6 W7 S6\$ N6 E7 N6 E20 N35\$ PTR=E15 FUS=[YR=2018] E14 S36 W7 N6 W4 S2 W3 N32\$ W15\$.	

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	100	0	558.00	SF	5.20	5.20	100	2018	2018	3	97	2,815	
2	0810	CONCRETE A	0	100	0	57.00	SF	6.50	6.50	100	2018	2018	3	97	359	

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