



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 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.	1. 100
Units	0	100
Occupancy	00	NONE 100

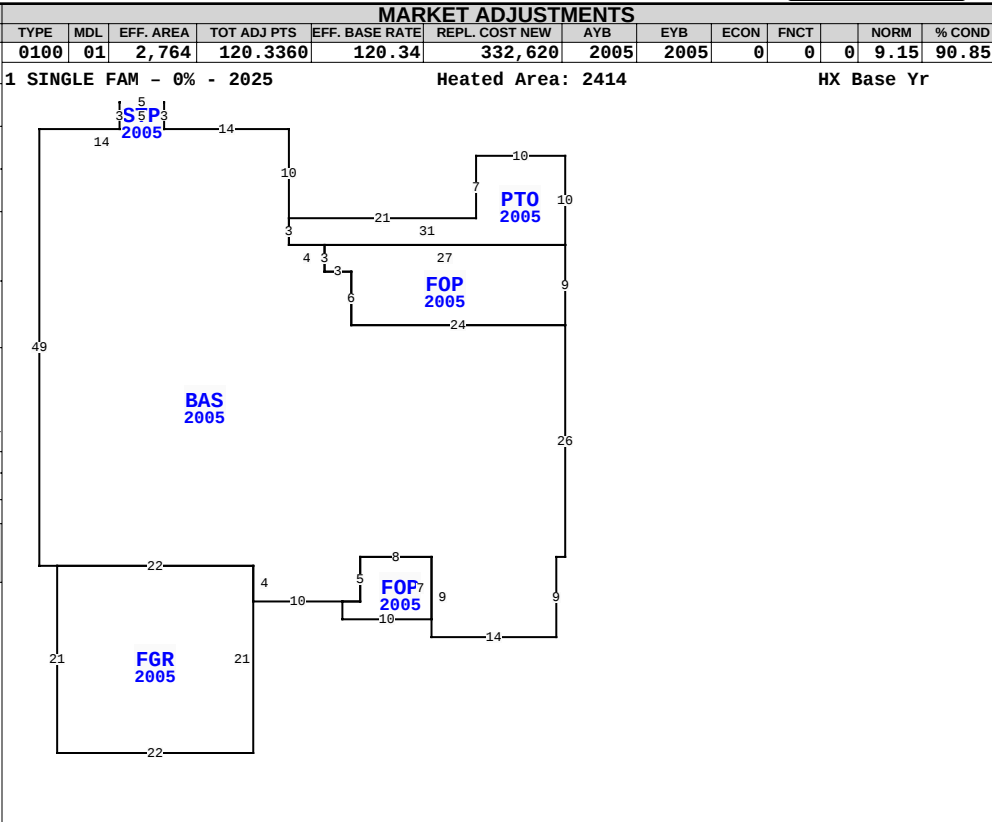
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,414	100	2005	2,414	263,920
FGR	462	55	2005	254	27,769
FOP	60	30	2005	18	1,968
FOP	225	30	2005	68	7,434
PTO	163	5	2005	8	875
STP	15	10	2005	2	219

TOTALS	3,339			2,764	302,185
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	0	32	3	96.00	SF	7.00
3	0811	CONCRETE B	0	0	0	0	676.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00



BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
6,597									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	302,185		
TOTAL MARKET OB/XF VALUE	6,597		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	363,782		
SOH/AGL Deduction	0		
ASSESSED VALUE	363,782		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	363,782		
TOTAL JUST VALUE	363,782		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	350,364		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22662	XFOB	748	07/01/2009
E0514289	ELEC OTHER	2,000	02/01/2005
M0509133	MECH OTHER	0	02/01/2005
B0413626	NEW CONSTR	175,264	09/01/2004
B0413496	FOUNDATION	3,500	08/01/2004
P0408420	NEW CONSTR	0	08/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/1427	5/28/2024	QC	U	I	11	100
GRANTOR: VELGUMAR CORP INC						
GRANTEE: VELEZ MANUEL V & SA						
2515/1303	11/19/2021	WD	Q	I	01	280,000
GRANTOR: HORSLEY RONALD G						
GRANTEE: VELGUMAR CORP INC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2005] W10 S7 W21 BAS=[YR=2005] N10 W14 STP=[YR=2005] N3 W5 S3 E5\$ W14 S49 E2 FGR=[YR=2005] S21 E22 N21 W22 \$ E22 S4 E10 FOP=[YR=2005] S2 E10 N7 W8 S5 W2\$ E2 N5 E8 S9 E14 N9 E1 N26 FOP=[YR=2005] N9 W27 S3 E3 S6 E24\$ W24 N6 W3 N3 W4 N3\$ S3 E31 N10\$.									