



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 Floo	14	CARPET 70
Interior Floo	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	2,391	100	2007	2,391	266,698
FGR	421	55	2007	232	25,878
FOP	55	30	2007	16	1,785
FOP	180	30	2007	54	6,024
TOTALS	3,047			2,693	300,384

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00
2	0855	CONC PAVER	0	100	0	0		75.00	SF 10.00
3	0811	CONCRETE B	0	100	0	0		664.00	SF 5.20
4	0476	VF 6 SBPL	0	100	0	0		94.00	LF 32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,693	121.4400	121.44	327,038	2007	2007	0	0	0	8.15	91.85	
1 SINGLE FAM - 100% - 2022 Heated Area: 2391 HX Base Yr 2022													
BLD DATE 03/14/2023 NW LGL DATE 08/07/2007 JM XF DATE 08/07/2007 JM INC DATE													

TOTAL OB/XF													
8,014													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		300,384	
TOTAL MARKET OB/XF VALUE		8,014	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		363,398	
SOH/AGL Deduction		153,475	
ASSESSED VALUE		209,923	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		159,201	
TOTAL JUST VALUE		363,398	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,058	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18794	ELEC OTHER	2,000	02/01/2007
M12459	MECH OTHER	0	02/01/2007
P11997	OTHER	0	01/01/2007
C19231	CO ISSUED	0	12/01/2006
B19231	NEW CONSTR	200,772	12/01/2006
R09977	REPAIR/RRF	3,900	12/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2494/0476	8/23/2021	WD Q	I	01	
GRANTOR: ZILLOW HOME PROPERTY					
GRANTEE: DEPIERRO TIMOTHY &					
2459/1079	5/04/2021	WD U	I	37	
GRANTOR: PARKS MACHESTEA S & C					
GRANTEE: ZILLOW HOME PROPERT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W18 FOP=[YR=2007] W18 S10 E18 N10\$ S10 W18 S5 W14 S46 E11 FOP=[YR=2007] S3 E9 N5 W2 N2 W6 S4 W1\$ E1 N4 E6 S2 E12 FGR=[YR=2007] S12 E20 N21 W9 N4 W4 S5 W6 S8 W1\$ E1 N8 E6 N5 E4 S4 E9 N50\$.									