

LOT 92
IN OR 2166/23
THE HIDEAWAY #2 PB 7/233

PIAVIS PAUL & BETHANY
2398 JOSTABERRY WAY
ODENTON, MD 21113

2025

42-2N-27-4370-0092-0000



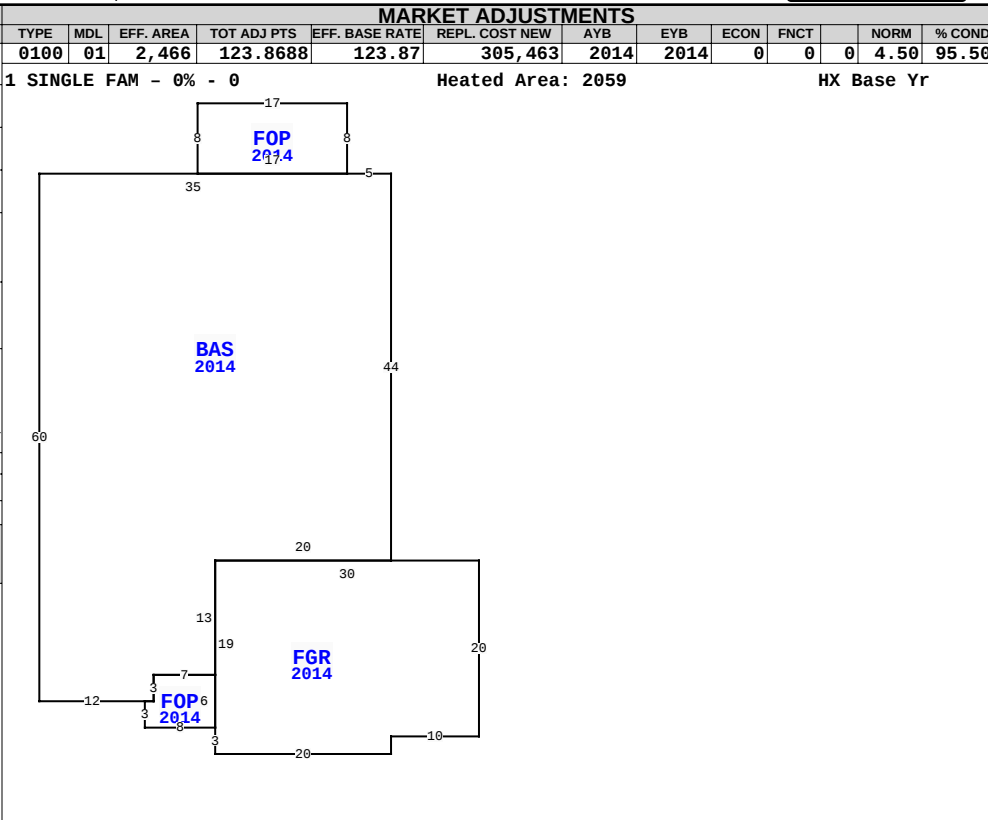
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100	2014	2,059	243,571
FGR	640	55	2014	352	41,640
FOP	45	30	2014	14	1,656
FOP	136	30	2014	41	4,850
TOTALS	2,880			2,466	291,717

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	824.00	SF	5.20	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		PUD	0.00	0.00	1.00



BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
4,028									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					291,717				
TOTAL MARKET OB/XF VALUE					4,028				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					345,745				
SOH/AGL Deduction					3,614				
ASSESSED VALUE					342,131				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					342,131				
TOTAL JUST VALUE					345,745				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					332,662				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428592	CO ISSUED	0	09/10/2014
B1428592	NEW CONSTR	260,187	04/01/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2166/0023	12/20/2017	WD Q	I	01		235,000			
GRANTOR: BENROTH RYAN W & ELIZ									
GRANTEE: PIAVIS PAUL HAWTHOR									
1955/0078	12/18/2014	WD Q	I	01		200,500			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: BENROTH RYAN W & EL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W5 FOP=[YR=2014] N8 W17 S8 E17 \$ W35 S60 E12 FOP=[YR=2014] S3 E8 FGR=[YR=2014] S3 E20 N2 E10 N20 W30 S19 \$ N6 W7 S3 W1 \$ E1 N3 E7 N13 E20 N44 \$.									