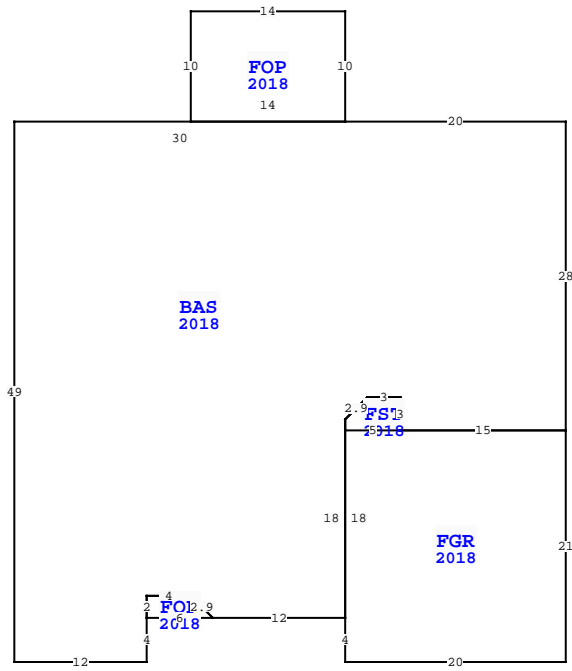


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4074.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,935	100	2018
FGR	433	55	2018
FOP	10	30	2018
FOP	140	30	2018
FST	13	55	2018
TOTALS	2,531		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,225	106.8200	106.82	237,674	2018	2018	0	0	4.50	95.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1935 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	226,979		
TOTAL MARKET OB/XF VALUE	3,581		
TOTAL LAND VALUE - MARKET	137,500		
TOTAL MARKET VALUE	368,060		
SOH/AGL Deduction	144,222		
ASSESSED VALUE	223,838		
TOTAL EXEMPTION VALUE	55,722		
BASE TAXABLE VALUE	168,116		
TOTAL JUST VALUE	368,060		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	325,144		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803876	CO ISSUED	0	09/18/2018
B1803876	NEW CONSTR	252,999	04/17/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/0724	12/26/2020	QC	U	I	11	100
GRANTOR: LAMBIASE NICHOLAS JR						
GRANTEE: LAMBIASE NICHOLAS J						
2224/1769	9/18/2018	WD	Q	I	02	235,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: LAMBIASE NICHOLAS J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	24	3			6.50	100	2018
2	0811	CONCRETE B	0	100	0	0			5.20	100	2018
TOTALS											

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2018] W20 FOP=[YR=2018] N10 W14 S10 E14\$ W30 S49 E12 N4 FOP=[YR=2018] E6 U2 L2 W4 S2\$ N2 E4 D2 R2 E12 FGR=[YR=2018] S4 E20 N21 W15 FST=[YR=2018] W5 N1 U2 R2 E3 S3\$ N3 W3 D2 L2 S18\$ N18 U2 R2 E3 S3 E15 N28\$.	

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	000134	C	RES POND	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	125,000.00	137,500.00	137,500							