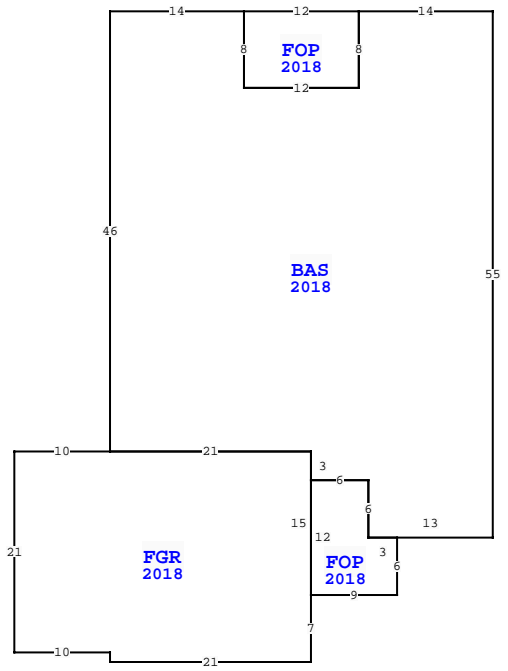




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,879	100	2018
FGR	672	55	2018
FOP	90	30	2018
FOP	96	30	2018
TOTALS	2,737		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,305	115.7380	115.74	266,781	2018	2018	0	0	0	4.50	95.50		
1 SINGLE FAM - 0% - 2025 Heated Area: 1879 HX Base Yr														



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			254,776
TOTAL MARKET OB/XF VALUE			9,778
TOTAL LAND VALUE - MARKET			137,500
TOTAL MARKET VALUE			402,054
SOH/AGL Deduction			0
ASSESSED VALUE			402,054
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			402,054
TOTAL JUST VALUE			402,054
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			360,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807626	CO ISSUED	0	01/11/2019
B1807626	NEW CONSTR	256,692	07/26/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/479	1/22/2025	WD Q	Q	I	02	406,000
GRANTOR: DIDOMENICO FREDERICK						
GRANTEE: FERREIRA PAUL & VIC						
2728/719	7/29/2024	QC U	U	I	11	100
GRANTOR: DIDOMENICO FREDERICK						
GRANTEE: DIDOMENICO FREDERIC						

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	0810	CONCRETE A	0	0	13	3			6.50	100	2018	2018	3	97	246	
2	0812	CONCRETE C	0	0	0	0	SF	4.00	4.00	100	2018	2018	3	97	4,020	
3	0476	VF 6 SBPL	0	0	0	0	LF	32.00	32.00	100	2024	2020		99	5,512	

TOTAL OB/XF														9,778										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	125,000.00	137,500.00	137,500							

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

BUILDING NOTES	
BAS=[YR=2018] W14 FOP=[YR=2018] W12 S8 E12 N8\$ S8 W12 N8 W14 S46 FGR=[YR=2018] W10 S21 E10 S1 E21 N7 FOP=[YR=2018] E9 N6 W3 N6 W6 S12\$ N15 W21\$ E21 S3 E6 S6 E13 N55\$.	

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	DPHT 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	125,000.00	137,500.00	137,500								