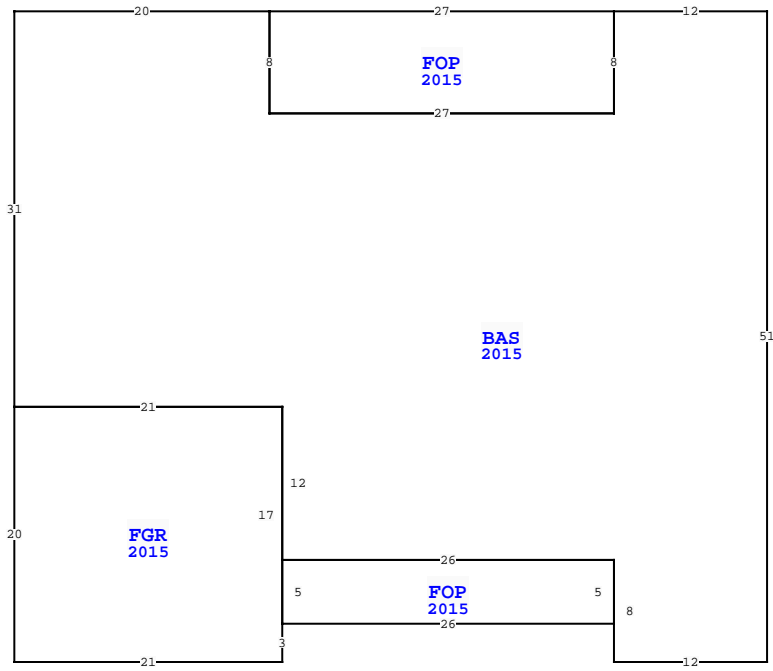




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4033.0100
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,165	100
FGR	420	55
FOP	130	30
FOP	216	30
TOTALS	2,931	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,500	97.5840	128.81	322,025	2015	2015	0	0	6.75	93.25
1 SNGL FAM - 100% - 2020 Heated Area: 2165 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		300,288
TOTAL MARKET OB/XF VALUE		7,952
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		433,240
SOH/AGL Deduction		203,654
ASSESSED VALUE		229,586
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,864
TOTAL JUST VALUE		433,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530100	CO ISSUED	0	09/04/2015
B1530100	NEW CONSTR	266,832	03/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2323/1224	12/06/2019	WD	Q	I	01	281,000
GRANTOR: RISOLDI GENNARO ANTON						
GRANTEE: DICKINSON BROCK A						
2038/0158	4/04/2016	SW	Q	I	01	231,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: RISOLDI GENNARO ANT						

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	0811	CONCRETE B	0	100	0	781.00	SF	5.20	5.20	100	2015	2015	3	95	3,858	
2	0476	VF 6 SBPL	0	100	0	125.00	LF	32.00	32.00	100	2016	2016	3	89	3,560	
3	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534	

BLD DATE		03/03/2023	NW	LGL DATE	04/03/2025	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015] W12 FOP=[YR=2015] W27 S8 E27 N8 S8 W27 N8 W20 S31 FGR=[YR=2015] S20 E21 N3 FOP=[YR=2015] E26 N5 W26 S5 S N17 W21 S E21 S12 E26 S8 E12 N51 \$.	

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							