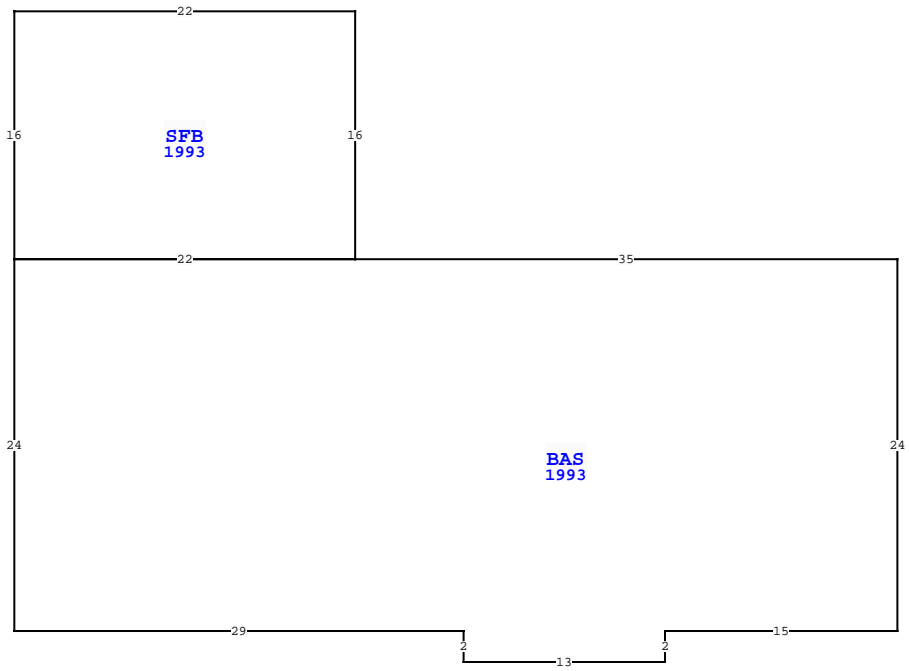


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,394	100	1993
SFB	352	80	1993
TOTALS	1,746		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		1,676	104.9000	104.90	175,812	1978	1988		0	0	17.83
1 SINGLE FAM - 100% - 2019 Heated Area: 1676 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		144,465	
TOTAL MARKET OB/XF VALUE		11,971	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		556,436	
SOH/AGL Deduction		248,649	
ASSESSED VALUE		307,787	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		257,065	
TOTAL JUST VALUE		556,436	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		483,017	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2209/0024	7/09/2018	WD	Q	I	01	315,000
GRANTOR: LUPONE FREDERICK & EL						
GRANTEE: GRAY JOHN T						
1137/1039	5/14/2003	WD	Q	I		241,500
GRANTOR: WOHLMACHER CHARLES F						
GRANTEE: LUPONE FREDERICK &						

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	0940	SHEDS/PORT	0	100	14	10			20.10	100	1980	1980	3	20	563	
2	0511	GARAGE CB-	0	100	24	24	SF	40.00	40.00	100	1980	1980	3	30	6,912	
3	0350	CARPORT WD	0	100	9	12	SF	13.00	13.00	100	1980	1980	3	20	281	
4	0300	BOAT DCK W	0	100	10	18	SF	40.00	40.00	100	2000	2000	3	27	1,944	
5	0810	CONCRETE A	0	100	26	16	SF	6.50	6.50	100	2005	2005	3	84	2,271	
TOTALS															11,971	

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	000131	C	RES CREEK	100		RM	0.00	0.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							