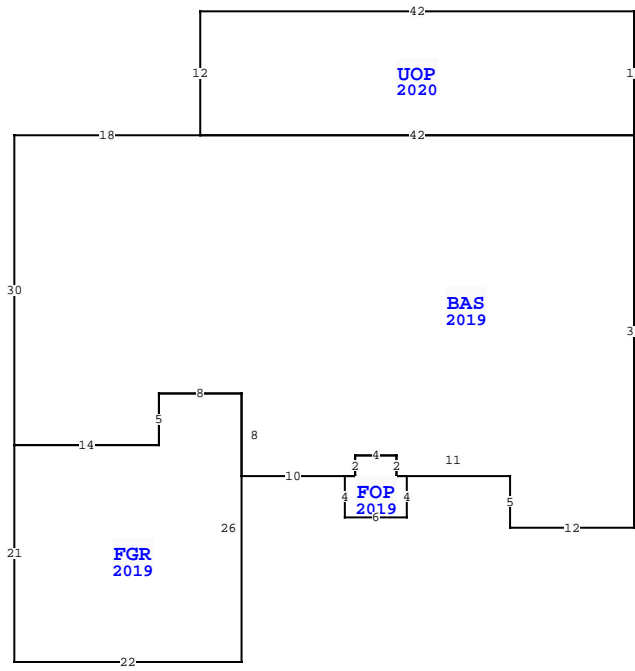


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,926	100	2019
FGR	502	55	2019
FOP	32	30	2019
UOP	504	20	2020
TOTALS	2,964		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,313	111.1320	146.69	339,294	2019	2019	0	0	3.75	96.25
1 SNGL FAM - 100% - 2023 Heated Area: 1926 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		337,955	
TOTAL MARKET OB/XF VALUE		53,728	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		451,683	
SOH/AGL Deduction		90,201	
ASSESSED VALUE		361,482	
TOTAL EXEMPTION VALUE		HX HB BX 55,722	
BASE TAXABLE VALUE		305,760	
TOTAL JUST VALUE		451,683	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		437,989	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009384	CO ISSUED	0	05/02/2019
19002987	XFOB	16,000	04/01/2019
19001011	SWIM POOL	45,857	01/31/2019
19000426	SWIM POOL	45,857	01/01/2019
18009384	NEW CONSTR	250,486	12/01/2018
18009386	GARAGE	19,120	12/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0257	3/14/2022	WD Q	Q	I	01	525,000
GRANTOR: MATZEN JOHN T & SHELL						
GRANTEE: CANO RENDEL & ASHLE						
2275/1569	5/15/2019	WD Q	Q	I	01	366,100
GRANTOR: GREEN KENNETH L						
GRANTEE: MATZEN JOHN T & SHE						

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	0812	CONCRETE C	0	100	0	2,410.00	SF	4.00	4.00	100	2019	2019	3	97	9,351	
2	0861	POOL GUNIT	0	100	0	392.00	SF	85.00	85.00	100	2019	2019	3	87	28,988	
3	0855	CONC PAVER	0	100	0	406.00	SF	10.00	10.00	100	2019	2019	3	97	3,938	
4	0911	SCRN RM A	0	100	42	798.00	SF	17.50	17.50	100	2019	2019	3	82	11,451	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2020] W42 S12 BAS=[YR=2019] W18 S30 FGR=[YR=2019] S21 E22 N26 W8 S5 W14\$ E14 N5 E8 S8 E10 FOP=[YR=2019] S4 E6 N4 W1 N2 W4 S2 W1\$ E1 N2 E4 S2 E11 S5 E12 N38 W42\$ E42 N12\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 53,728																								
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	CONSVR
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

