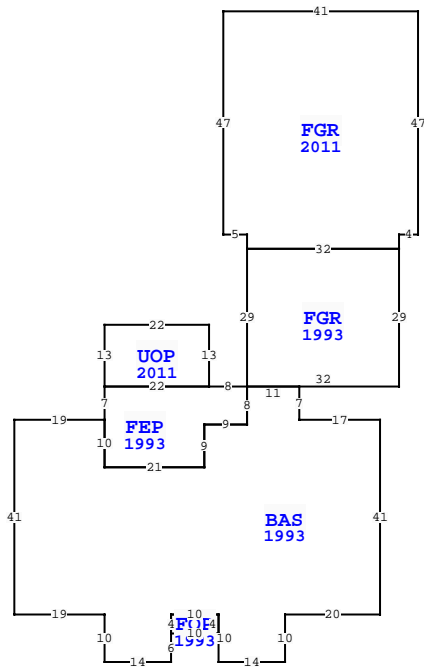


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	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		08	
NEIGHBORHOOD/LOC	8010.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,295	100	1993	3,295	377,780
FEP	429	80	1993	343	39,326
FGR	928	55	1993	510	58,473
FGR	2,023	55	2011	1,113	127,608
FOP	40	30	1993	12	1,376
UOP	286	20	2011	57	6,535
TOTALS	7,001			5,330	611,098

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,330	105.9250	139.82	745,241	1992	2000	0	0	18.00	82.00
1 SNGL FAM - 100% - 2013										Heated Area: 3295	HX Base Yr 2013



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		611,098	
TOTAL MARKET OB/XF VALUE		32,761	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		698,859	
SOH/AGL Deduction		382,755	
ASSESSED VALUE		316,104	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		260,382	
TOTAL JUST VALUE		698,859	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		672,215	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23460	GARAGE	74,940	04/01/2010
B23452	DEMOLITION	2,200	04/01/2010
B951607	SWIM POOL	8,000	01/01/1995
7041	NEW CONSTR	145,900	03/06/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/0441	3/19/2021	WD	U	I	11	100
GRANTOR: MUSTO LIVING TRUST ET						
GRANTEE: MUSTO LAWRENCE L &						
1993/0180	7/22/2015	WD	U	I	11	100
GRANTOR: MUSTO LAWRENCE L & RO						
GRANTEE: MUSTO LIVING TRUST						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/04/2024	MLU

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0861	POOL GUNIT	0	100	0	0	443.00	SF	85.00	85.00	100	1995	1995	3	20	7,531	
3	0812	CONCRETE C	0	100	0	0	2,064.00	SF	4.00	4.00	100	1994	1994	3	66	5,449	
4	0811	CONCRETE B	0	100	0	0	507.00	SF	5.20	5.20	100	1995	1995	3	68	1,793	
5	0940	SHEDS/PORT	0	100	11	12	132.00	SF	30.00	30.00	100	1995	1995	3	20	792	
6	0812	CONCRETE C	0	100	0	0	4,096.00	SF	4.00	4.00	100	2010	2010	3	90	14,746	

BUILDING NOTES	
FGR=[YR=2011] W41 S47 E5 S3 FGR=[YR=1993] S29 FEP=[YR=1993] W8 UOP=[YR=2011] N13 W22 S13 E22\$ W22 S7 BAS=[YR=1993] W19 S41 E19 S10 E14 N6POP=[YR=1993] E10 N4 W10 S4\$ N4 E10 S10 E14 N10 E20 N41 W17 N7 W11S8 W9 S9 W21 N10\$ S10 E21 N9 E9 N8\$ E32 N29 W32\$ E32 N3 E4 N47\$.	

LAND DESCRIPTION										TOTAL OB/XF										32,761					
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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								