



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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 04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,485	100	2002	2,485	424,591
FGR	563	55	2002	310	52,967
FOP	175	30	2002	52	8,885
FOP	190	30	2002	57	9,739
PTO	72	5	2002	4	683

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0861	POOL GUNIT	0	0	0	0	406.00	SF	85.00
3	0845	KOOL DECK	0	0	0	0	582.00	SF	7.25
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
5	0812	CONCRETE C	0	0	0	0	1,593.00	SF	4.00
6	0911	SCRN RM A	0	0	0	0	1,040.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,908	118.8348	187.76	546,006	2002	2006	0	0	0	9.00	91.00	
1 SFR CUST - 0% - 0 Heated Area: 2485 HX Base Yr													
TOTALS	3,485			2,908	496,865								

TOTAL OB/XF 24,807													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002
2	0861	POOL GUNIT	0	0	0	0	406.00	SF	85.00	85.00	100	2002	2002
3	0845	KOOL DECK	0	0	0	0	582.00	SF	7.25	7.25	100	2002	2002
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002
5	0812	CONCRETE C	0	0	0	0	1,593.00	SF	4.00	4.00	100	2002	2002
6	0911	SCRN RM A	0	0	0	0	1,040.00	SF	17.50	17.50	100	2003	2003

TOTAL OB/XF 24,807													
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
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		496,865	
TOTAL MARKET OB/XF VALUE		24,807	
TOTAL LAND VALUE - MARKET		142,500	
TOTAL MARKET VALUE		664,172	
SOH/AGL Deduction		118,631	
ASSESSED VALUE		545,541	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		545,541	
TOTAL JUST VALUE		664,172	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		640,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209654	NEW CONSTR	224,185	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2786/1709	5/09/2025	WD	Q	I	01	895,000
GRANTOR: ROSSI LAWRENCE J & LU						
GRANTEE: OSTROM RICHARD ALLE						
2260/1844	3/06/2019	WD	Q	I	01	432,000
GRANTOR: SABIN BRUCE T & LESLI						
GRANTEE: ROSSI LAWRENCE J &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2002] W4 BAS=[YR=2002] W4 N2 W10 S2 W22 S43 FGR=[YR=2002] S24 E22 N23 E3 N3 W16 S2 W9 \$ E9 N2 E16 S3 W3 S9 E6 FOP=[YR=2002] S10 E19 N10 W19 \$ E19 S8 E14 N36 FOP=[YR=2002] N7 W25 S7 E25 \$ W25 N25 \$ S18 E4 N18 \$.									