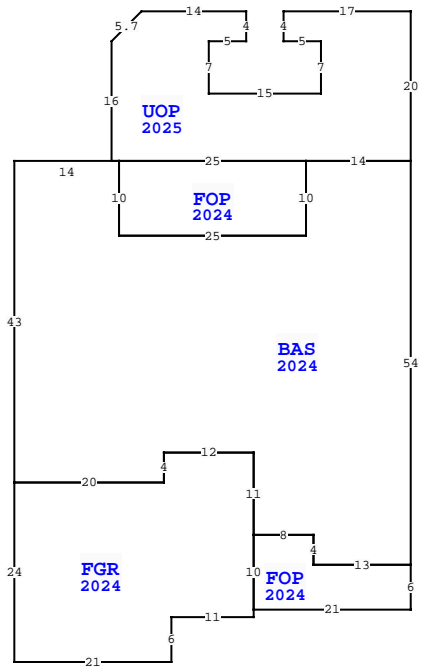


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 100	
Interior Floor	01	NONE 0	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4094.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,180	100	2024
FGR	750	55	2024
FOP	158	30	2024
FOP	250	30	2024
UOP	667	20	2025
TOTALS	4,005		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,847	122.5440	161.76	460,531	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024 Heated Area: 2180 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		460,531	
TOTAL MARKET OB/XF VALUE		30,428	
TOTAL LAND VALUE - MARKET		110,500	
TOTAL MARKET VALUE		601,459	
SOH/AGL Deduction		21,145	
ASSESSED VALUE		580,314	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		529,592	
TOTAL JUST VALUE		601,459	
NCON VALUE		43,041	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		522,131	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240002984	NEW INGROUND FIBE	78,212	03/14/2024
230002471	CO ISSUED	428,253	12/12/2023
230005440	NEW SFR	428,253	04/26/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2780/1228	4/07/2025	SW	U	I	11	100
GRANTOR: DOMENICK RONALD JOSEP						
GRANTEE: THE DOMENICK TRUST						
2685/1904	12/15/2023	SW	Q	I	02	670,200
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: DOMENICK RONALD JOS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	890.00	SF	10.00	10.00	100	2024
2	0866	POOL FIBER	0	100	0	119.00	SF	72.00	72.00	100	2025
3	0462	ST/AL FNC	0	100	0	960.00	SF	10.00	10.00	100	2025
4	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2025
5	0855	CONC PAVER	0	100	92	276.00	SF	10.00	10.00	100	2025

TOTAL OB/XF											
30,428											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	RES NATURAL	100		PD - E	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BAS=[YR=2024;ORIG=140,-4] W14 S10 W25 N10 W14 S43 E20 N4 E12 S11 E8 S4 E13 N54 \$											
FGR=[YR=2024;ORIG=87,39] E20 N4 E12 S11 S10 S1 W11 S6 W21 N24 \$											
FOP=[YR=2024;ORIG=101,-4] E25 S10 W25 N10 \$											
FOP=[YR=2024;ORIG=119,46] E8 S4 E13 S6 W21 N10 \$											
UOP=[YR=2025;ORIG=140,-4] W14 W25 W1 N16 U4R4 E14 S4 W5 S7 E15 N7 W5 N4 E17 S20 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	RES NATURAL	100		PD - E	0.00	0.00	1.00	LT	1.00