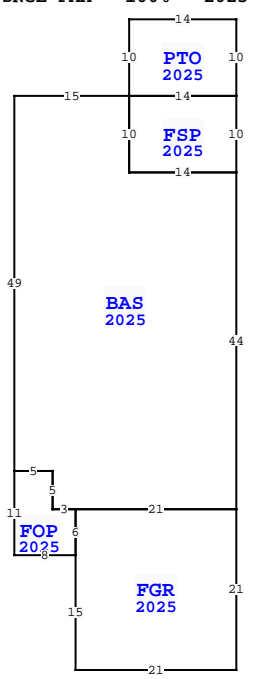


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	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	1,401	100	2025
FGR	441	55	2025
FOP	73	30	2025
FSP	140	40	2025
PTO	140	5	2025
TOTALS	2,195		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	-	100%	-	2025						
					Heated Area: 1401						
					HX Base Yr 2025						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			295,002
TOTAL MARKET OB/XF VALUE			8,550
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			388,552
SOH/AGL Deduction			198,981
ASSESSED VALUE			189,571
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			138,849
TOTAL JUST VALUE			388,552
NCON VALUE			303,552
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008689		9,000	07/25/2024
CO240004687	PRIVATE PROVIDER	271,151	04/23/2024
230007181	NEW SFR	271,151	06/02/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/580	6/03/2024	SW	U	V	11	100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: SADOWSKI LIVING TRU						
2717/617	6/03/2024	SW	Q	I	01	438,000
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: SADOWSKI LIVING TRU						

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	0855	CONC PAVER	0	100	0	610.00	SF	10.00	10.00	100	2025	2024		100	6,100	
2	0911	SCRN RM A	0	100	10	140.00	SF	17.50	17.50	100	2025	2024		100	2,450	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=110,9] W14 N10 W15 S49 E5 S5 E3 E21 N44 \$	
FSP=[YR=2025;ORIG=96,-1] E14 S10 W14 N10 \$	
FOP=[YR=2025;ORIG=81,48] E5 S5 E3 S6 W8 N11 \$	
FGR=[YR=2025;ORIG=89,53] E21 S21 W21 N15 N6 \$	
PTO=[YR=2025;ORIG=96,-11] E14 S10 W14 N10 \$	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							