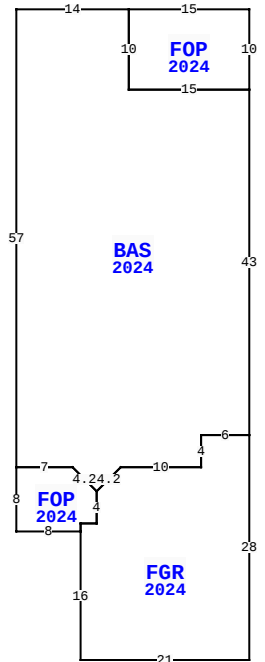


DIBATTISTA JILL LOUISE & MARTIN LOUIS
3958 STETSON CIR
SYRACUSE, NY 13215

50-3N-27-1004-0296-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		31	HARDIE BRD 100		0900	01	1,835	128.11	00	310,317	2023	2023	0	0	0	0.00	100.00	VALUATION BY		STANDARD									
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 0% - 2025													Heated Area: 1488					HX Base Yr						
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					310,317				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					6,340				
Interior Floor		13	LVT/LAMNT 70																	TOTAL LAND VALUE - MARKET					85,000				
Interior Floor		14	CARPET 30																	TOTAL MARKET VALUE					401,657				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					0				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					401,657				
Bedrooms			2 100																	TOTAL EXEMPTION VALUE					0				
Bathrooms			2 100																	BASE TAXABLE VALUE					401,657				
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					401,657				
Stories		1.	1. 100																	NCON VALUE					0				
Units			0 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE					375,197																			
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	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,488	100	2024	1,488	251,636																								
FGR	510	55	2024	280	47,351																								
FOP	74	30	2024	22	3,720																								
FOP	150	30	2024	45	7,610																								
TOTALS		2,222			1,835	310,317																							
EXTRA FEATURES					468 TRANQUIL TRAIL CIR, YULEE										BLD DATE				LGL DATE		05/13/2025		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG DATE										
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	0	0	634.00	SF	10.00	10.00	100	2024	2023		100	6,340														