

PANNO JULIO & DONNA
3 GARDENIA CT
HOLTSVILLE, NY 11742

50-3N-27-1004-0363-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
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	2,230	123.9700		163.64	364,917	2023	2023	0	0	0	0.00	100.00	VALUATION BY										STANDARD					
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 0% - 2024														Heated Area: 1874				HX Base Yr				Tax Group: 4		Tax Dist:					
Roof Cover		03	COMP SHNGL 100																				BUILDING MARKET VALUE		364,917									
Interior Wall		05	DRYWALL 100																				TOTAL MARKET OB/XF VALUE		6,910									
Interior Floo		13	LVT/LAMNT 100																				TOTAL LAND VALUE - MARKET		85,000									
Interior Floo		01	NONE 0																				TOTAL MARKET VALUE		456,827									
Air Condition		03	CENTRAL 100																				SOH/AGL Deduction		0									
Heating Type		04	AIR DUCTED 100																				ASSESSED VALUE		456,827									
Bedrooms			2 100																				TOTAL EXEMPTION VALUE		0									
Bathrooms			2 100																				BASE TAXABLE VALUE		456,827									
Frame		02	WOOD FRAME 100																				TOTAL JUST VALUE		456,827									
Stories		1.	1. 100																				NCON VALUE		4,091									
Units			0 100																				INCOME VALUE											
																							PREVIOUS YEAR MKT VALUE		423,597									
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	1,874	100	2024	1,874	306,661																													
FGR	441	55	2024	243	39,765																													
FOP	42	30	2024	13	2,127																													
FSP	250	40	2024	100	16,364																													
TOTALS		2,607			2,230	364,917																												
EXTRA FEATURES						134 COVETED PL, 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	0	691.00	SF	10.00	10.00		100	2024	2023		100	6,910															