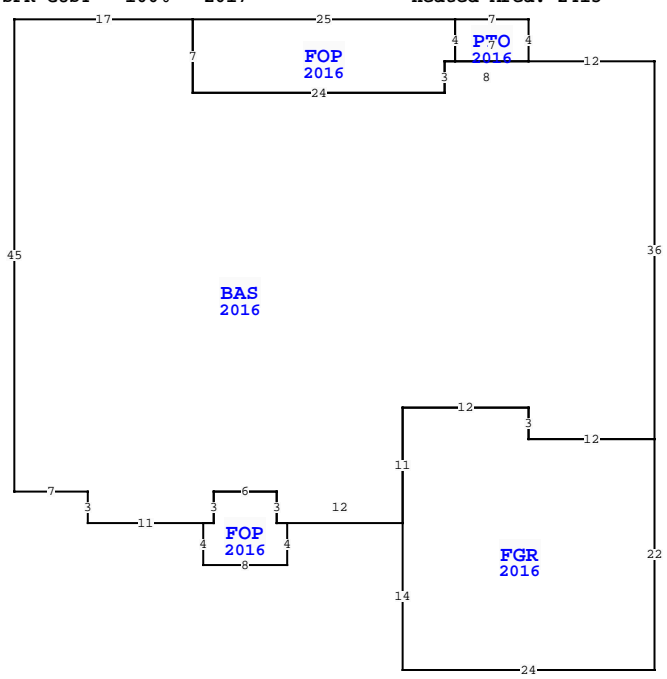


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4028.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,413	100	2016
FGR	564	55	2016
FOP	50	30	2016
FOP	172	30	2016
PTO	28	5	2016
TOTALS	3,227		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	2,791	130.7251	206.55	576,481	2016	2016	0	0	3.50	96.50	
1 SFR CUST - 100% - 2017 Heated Area: 2413 HX Base Yr												



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				556,304
TOTAL MARKET OB/XF VALUE				11,837
TOTAL LAND VALUE - MARKET				170,000
TOTAL MARKET VALUE				738,141
SOH/AGL Deduction				374,443
ASSESSED VALUE				363,698
TOTAL EXEMPTION VALUE	13			363,698
BASE TAXABLE VALUE				0
TOTAL JUST VALUE				738,141
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				657,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632298	CO ISSUED	0	10/25/2016
B1632298	NEW CONSTR	304,784	05/12/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2023/1250	12/29/2015	WD	U	V	11	100
GRANTOR: CAPITAL CONSULTANTS L						
GRANTEE: TERCZAK HENRY F & P						
2021/0006	12/29/2015	WD	Q	V	01	65,000
GRANTOR: CAPITAL CONSULTANTS L						
GRANTEE: TERCZAK HENRY F & P						

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	0810	CONCRETE A	0	100	0	233.00	UT	6.50	6.50	100	2016	2016	3	95	1,439	
2	0812	CONCRETE C	0	100	0	1,843.00	SF	4.00	4.00	100	2016	2016	3	95	7,003	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	

TOTAL OB/XF													11,837											
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							

BUILDING NOTES												
BAS=[YR=2016] W12 PTO=[YR=2016] N4 W7 FOP=[YR=2016] W25 S7 E24 N3 E1 N4\$ S4 E7\$ W8 S3 W24 N7 W17 S45 E7 S3 E11 FOP=[YR=2016] S4 E8 N4 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E12 FGR=[YR=2016] S14 E24 N22 W12 N3 W12 S11\$ N11 E12 S3 E12 N36\$.												

LAND DESCRIPTION													TOTAL OB/XF													11,837				
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000													