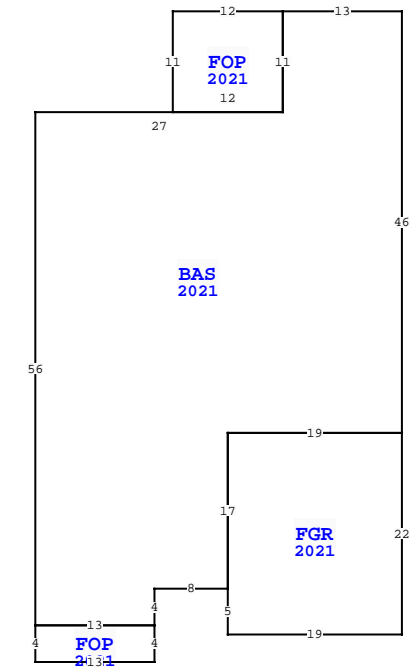




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,952	100	2021
FGR	418	55	2021
FOP	52	30	2021
FOP	132	30	2021
TOTALS	2,554		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,238	124.5090	124.51	278,653	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1952 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			275,866
TOTAL MARKET OB/XF VALUE			4,211
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			355,077
SOH/AGL Deduction			63,477
ASSESSED VALUE			291,600
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			240,878
TOTAL JUST VALUE			355,077
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010516	CO ISSUED	0	06/30/2021
B2010516	NEW CONSTR	264,923	10/30/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/1409	7/06/2021	WD Q	Q	I	01	271,400

BUILDING NOTES						
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MORAY JOSHUA & MARI						
2398/1184	9/24/2020	WD Q	V		01	65,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDERS						

BUILDING DIMENSIONS						
BAS=[YR=2021] W13 FOP=[YR=2021] W12 S11 E12 N11\$ S11 W27						
S56 FOP=[YR=2021] S4 E13 N4 W13\$ E13 N4 E8 FGR=[YR=2021] S5						
E19 N22 W19 S17\$ N17 E19 N46\$.						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	24	3			6.50	100	2021
2	0811	CONCRETE B	0	100	0	0			5.20	100	2021

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	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			RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							