



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

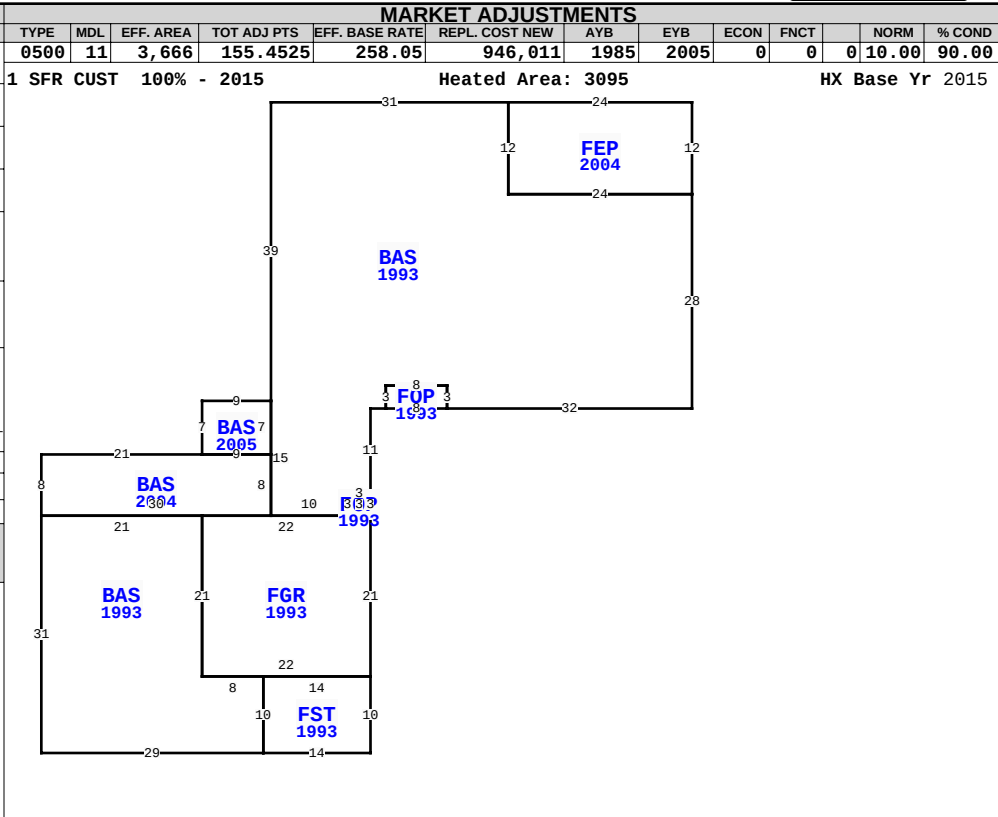
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	731	100	1993	731	169,772
BAS	2,061	100	1993	2,061	478,657
BAS	240	100	2004	240	55,739
BAS	63	100	2005	63	14,631
FEP	288	80	2004	230	53,417
FGR	462	55	1993	254	58,991
FOP	9	30	1993	3	697
FOP	24	30	1993	7	1,625
FST	140	55	1993	77	17,883
TOTALS	4,018			3,666	851,410

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
2	0754	FOP	0	100	29	15	435.00	SF	45.00	45.00	100	2018	2018	3	74	14,486	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	97	3,395	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	74	3,700	
5	0300	BOAT DCK W	0	100	550	4	2,200.00	SF	40.00	40.00	100	2000	2000	3	26	22,880	
6	0300	BOAT DCK W	0	100	0	0	492.00	SF	40.00	40.00	100	2005	2005	3	32	6,298	
8	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00	100	2005	2005	3	21	630	
9	1242	WD DECK A	0	100	12	4	48.00	SF	10.00	10.00	100	2005	2005	3	21	101	
11	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
13	1242	WD DECK A	0	100	0	0	566.00	SF	10.00	10.00	100	2005	2005	3	21	1,189	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000132	C



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/01/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF																97,069
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
1	000132	C	RES RIVER	100		RSF	1118.00	564.00	118.00	FF		1.00	1.00	1.25	8,500.00	10,625.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		851,410	
TOTAL MARKET OB/XF VALUE		101,344	
TOTAL LAND VALUE - MARKET		1,253,750	
TOTAL MARKET VALUE		2,206,504	
SOH/AGL Deduction		884,180	
ASSESSED VALUE		1,322,324	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		1,270,913	
TOTAL JUST VALUE		2,206,504	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,019,995	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807420	SUMKITCH444	10,611	07/23/2018
E0413960	ELEC OTHER	4,500	12/01/2004
B0413638	ADDITION	20,000	09/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1800/1287	6/28/2012	WD	Q	I	02
GRANTOR: D'ANNA FRANK		SALE PRICE			
GRANTEE: NORDLINGER ROGER G		1,365,000			
1163/1644		8/20/2003	WD	Q	I
GRANTOR: MCGUINNESS NEIL A & K		800,000			
GRANTEE: D'ANNA FRANK					

BUILDING NOTES		
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BUILDING DIMENSIONS		
FEP=[YR=2004] W24 BAS=[YR=1993] W31 S39 BAS=[YR=2005] W9 S7		
BAS=[YR=2004] W21 S8 BAS=[YR=1993] S31 E29 FST=[YR=1993] E14		
N10 FGR=[YR=1993] N21 FOP=[YR=1993] N3 W3 S3 E3\$ W22 S21 E22\$		
W14 S10\$ N10 W8 N21 W21\$ E30 N8 W9\$ E9 N7\$ S15 E10 N3 E3 N11		
E2 FOP=[YR=1993] E8 N3 W8 S3\$ N3 E8 S3 E32 N28 W24 N12\$ S12		
E24 N12\$.		

[illegible]