



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

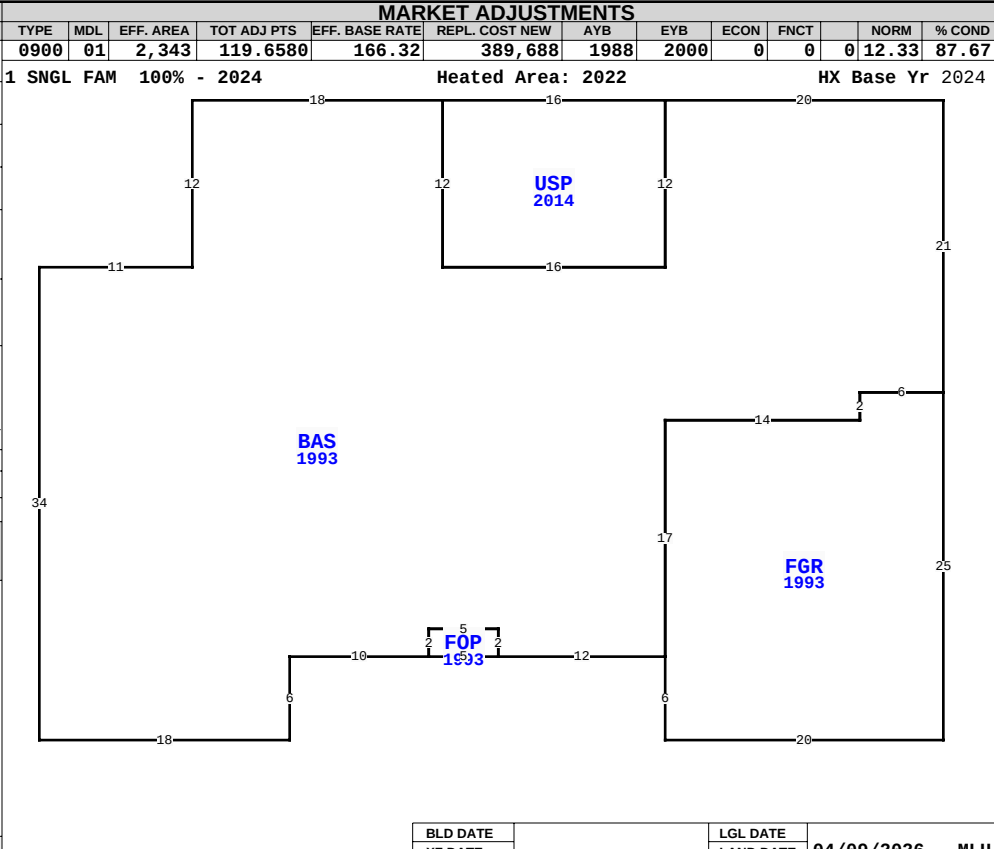
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100	1993	2,022	294,833
FGR	472	55	1993	260	37,911
FOP	10	30	1993	3	437
USP	192	30	2014	58	8,458
TOTALS	2,696			2,343	341,639

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
44,600									

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44,600									

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8		
Tax Dist:		
BUILDING MARKET VALUE		341,639
TOTAL MARKET OB/XF VALUE		44,600
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		631,239
SOH/AGL Deduction		30,647
ASSESSED VALUE		600,592
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		549,181
TOTAL JUST VALUE		631,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906089	SWIM POOL	10,100	05/01/1999
8636	ADDITION	7,860	01/25/1993
5133	NEW CONSTR	83,600	08/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1978	4/11/2023	WD	Q	I	01	695,000

GRANTOR: MOTAVALLI JOHN H &

GRANTEE: BREMER NIKOLA W & T

2048/0003	5/20/2016	WD	Q	I	01	344,900
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GRANTOR: REGISTER INVESCO LLC

GRANTEE: MOTAVALLI JOHN H &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 USP=[YR=2014] W16 S12 E16 N12\$ S12 W16 N12
W18 S12 W11 S34 E18 N6 E10 FOP=[YR=1993] E5 N2 W5 S2\$ N2E5 S2
E12 FGR=[YR=1993] S6 E20 N25 W6 S2 W14 S17\$ N17 E14 N2 E6
N21\$.