



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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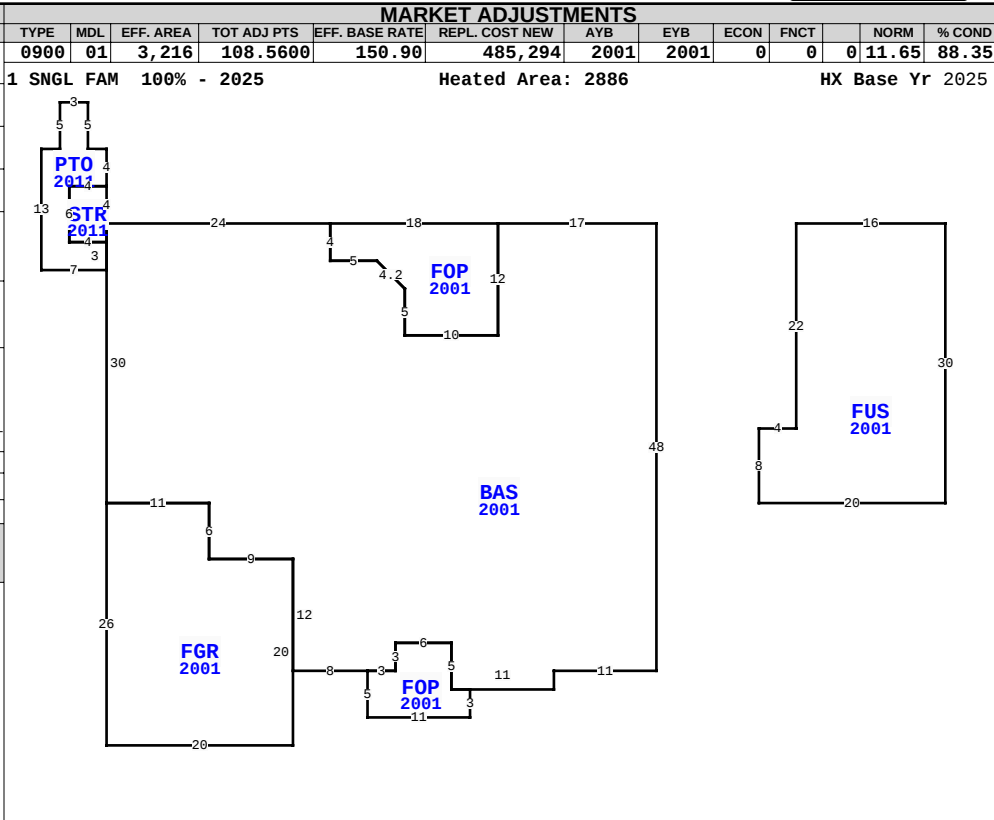
NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,374	100	2001	2,374	316,502
FGR	466	55	2001	256	34,130
FOP	69	30	2001	21	2,800
FOP	157	30	2001	47	6,266
FUS	512	100	2001	512	68,260
PTO	82	5	2011	4	534
STR	24	10	2011	2	267

TOTALS	3,684			3,216	428,757
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	1131	REINFR	8	0	100	91	3	SF	6.30
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
6	0860	POOL/SPA	0	100	0	0	1.00	UT	120,000.00
10	0910	SCRN RM L	0	100	17	59	1,003.00	SF	15.00

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	0003	R-1	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	2001	2001	3	83	2,905	
4	1131	REINFR	8	0	100	91	3	SF	6.30	6.30	100	2011	2011	3	97	1,668	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	93	3,255	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	120,000.00	120,000.00	100	2011	2011	05	90	108,000	
10	0910	SCRN RM L	0	100	17	59	1,003.00	SF	15.00	15.00	100	2011	2011	3	40	6,018	

TOTAL OB/XF													121,846		
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			
03	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000.00			

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 2	
Tax Dist:										428,757	
BUILDING MARKET VALUE										121,846	
TOTAL MARKET OB/XF VALUE										255,000	
TOTAL LAND VALUE - MARKET										805,603	
TOTAL MARKET VALUE										94,502	
SOH/AGL Deduction										711,101	
ASSESSED VALUE										51,411	
TOTAL EXEMPTION VALUE										HX HB	
BASE TAXABLE VALUE										659,690	
TOTAL JUST VALUE										805,603	
NCON VALUE										0	
INCOME VALUE										692,406	
PREVIOUS YEAR MKT VALUE											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102018	XFOB	2,100	11/22/2010
20101785	XFOB	6,350	10/15/2010
20101626	ELEC OTHER	1,200	09/20/2010
20101627	OTHER	1,500	09/20/2010
20101609	XFOB	4,200	09/16/2010
20101611	SWIM POOL	35,000	09/16/2010

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2838/1865	12/04/2025	WD	U	I	11	100			
GRANTOR: MIKSINSKI THADDEUS A									
GRANTEE: MIKSINSKI THADDEUS									
2703/1992	4/03/2024	WD	Q	I	02	875,000			
GRANTOR: DOUGLAS JEFFREY R									
GRANTEE: MIKSINSKI THADDEUS									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2001] W17 FOP=[YR=2001] W18 S4 E5 D3 R3 S5 E10 N12 \$ S12 W10 N5 U3 L3 W5 N4 W24STR=[YR=2011] N4 PTO=[YR=2011] N4W2N5W3S5W2S13E7N3W4 N6E4\$ W4S6E4N2\$ S30 FGR=[YR=2001] S26 E20 N20 W9 N6 W11\$ E11 S6 E9 S12 E8 FOP=[YR=2001] S5E11 N3 W2 N5 W6 S3 W3 \$ E3 N3 E6 S5 E11 N2 E11 N48 \$ PTR= E15 FUS=[YR=2001] E16 S30 W20 N8 E4N22 \$ W15 \$.									