



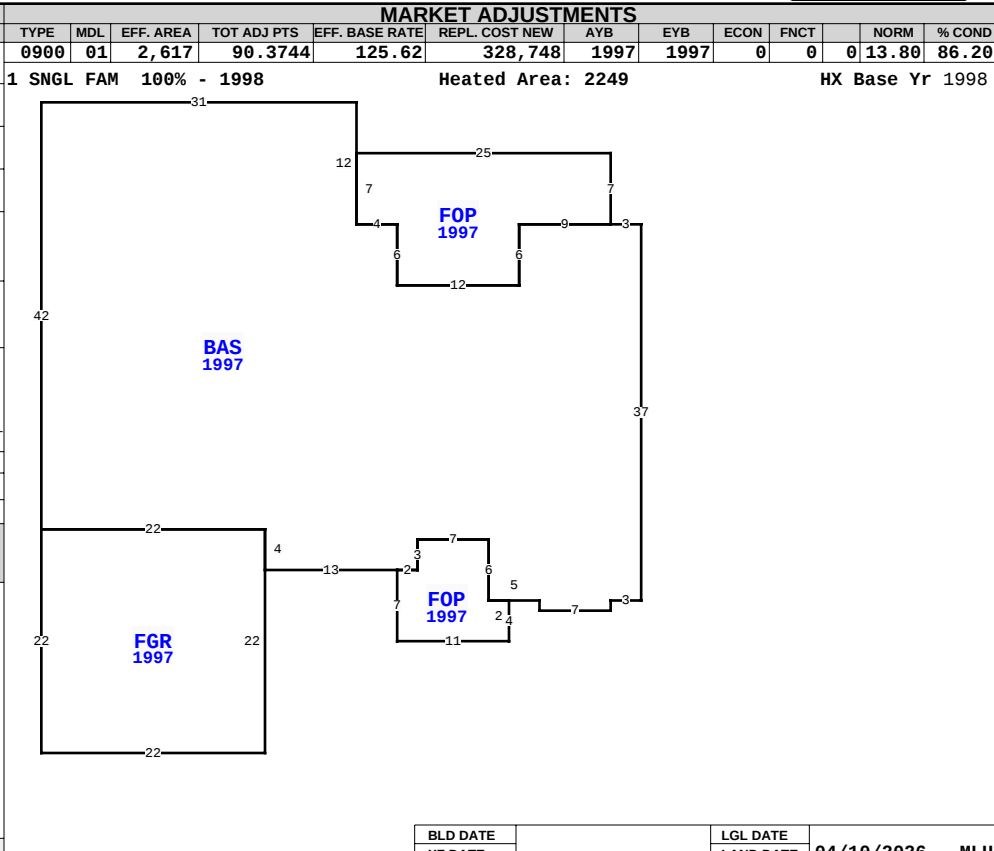
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 08
NEIGHBORHOOD/LOC	8003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,249	100	1997	2,249	243,531
FGR	484	55	1997	266	28,804
FOP	92	30	1997	28	3,032
FOP	247	30	1997	74	8,013
TOTALS	3,072			2,617	283,381

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0910	SCRN RM L	0	100	0	0	1,770.00	SF	15.00
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	0006	OR	0.00	0.00	3.59
2	000100	C	RES	100	0006	OR	0.00	0.00	1.00



TOTAL OB/XF														
50,505														

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50,505														

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					335,605				
TOTAL MARKET OB/XF VALUE					50,505				
TOTAL LAND VALUE - MARKET					139,995				
TOTAL MARKET VALUE					526,105				
SOH/AGL Deduction					243,301				
ASSESSED VALUE					282,804				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					231,393				
TOTAL JUST VALUE					526,105				
NCON VALUE					52,224				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					456,265				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013560	METAL BUILDING AN	155,640	12/09/2024
B006737	XFOB	12,350	03/01/2000
B996376	XFOB	250	08/01/1999
B996372	SWIM POOL	25,000	08/01/1999
B97 3688	NEW CONSTR	150,000	03/01/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2711/728	5/08/2024	QC	U	I	11	100			
GRANTOR: SIUSTA DONALD & KAROL									
GRANTEE: SIUSTA NICHOLAS J									
0797/1824	6/26/1997	WD	U	I	09	169,600			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: SIUSTA DONALD & KAR									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W3 FOP=[YR=1997] N7 W25 S7 E4 S6 E12 N6 E9 \$ W9 S6 W12 N6 W4 N12 W31 S42 FGR=[YR=1997] S22 E22 N22 W22 \$ E22 S4 E13 FOP=[YR=1997] S7 E11 N4 W2 N6 W7 S3 W2 \$ E2 N3 E7 S6 E5 S1 E7 N1 E3 N37 \$.									

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										6
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY										
Exterior Wall		25		MOD METAL 100		6500		01		2,400		56.3500		21.98		52,752		2025		2025		0		0		1.00		99.00		VALUATION BY					STANDARD					
Roof Structur		10		STEEL FRME 100		2		GARAGE RES		100%		- 2026		Heated Area: 2400		HX Base Yr 1998														Tax Group: 6					Tax Dist:					
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					335,605					
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					50,505					
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					139,995					
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					526,105					
Heating Type		01		NONE 100																										SOH/AGL Deduction					243,301					
Bedrooms				0 100																										ASSESSED VALUE					282,804					
Bathrooms				0 100																										TOTAL EXEMPTION VALUE					HX HB 51,411					
Frame		05		STEEL 100																										BASE TAXABLE VALUE					231,393					
																														TOTAL JUST VALUE					526,105					
																														NCON VALUE					52,224					
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