



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,351	100	2002	2,351	321,791
FGR	676	55	2002	372	50,918
FOP	56	30	2002	17	2,327
FOP	216	30	2002	65	8,897
TOTALS	3,299			2,805	383,932

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,805	111.2640	154.66	433,821	2002	2002	0	0	0	11.50	88.50	
1 SNGL FAM 100% - 2003 Heated Area: 2351 HX Base Yr 2003													

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF													
2,940													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		383,932	
TOTAL MARKET OB/XF VALUE		2,940	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		491,872	
SOH/AGL Deduction		241,511	
ASSESSED VALUE		250,361	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		198,950	
TOTAL JUST VALUE		491,872	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		497,795	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209769	NEW CONSTR	283,500	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2851/1349	3/04/2026	QC	U	I	11	48,900
GRANTOR: CENIZA CHERYL P						
GRANTEE: CENIZA RICHARD P &						
1309/1126	4/13/2005	WD	Q	I	01	100
GRANTOR: CENIZA RICHARD A						
GRANTEE: CENIZA CHERYL P						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W26 FOP=[YR=2002] W24 S9 E24 N9 \$ S9 W24 S49 E13 N2 FOP=[YR=2002] E8 FGR=[YR=2002] S15 E10 S2 E19 N24 W29 S7 \$ N7 W8 S7 \$ N7 E37 N49 \$.									