



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,614	100	2003	1,614	200,587
FGR	400	55	2003	220	27,342
FOP	56	30	2003	17	2,113
FSP	96	40	2010	38	4,722
USP	80	30	2010	24	2,982
USP	80	30	2010	24	2,982

TOTALS	2,326			1,937	240,730
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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
3	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	000134	C	RES POND	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
0900	01	1,937	100.4598	139.64	270,483	2003	2003	0	0
1 SNGL FAM 100% - 2026 Heated Area: 1614 HX Base Yr									

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF									
47,975									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		240,730	
TOTAL MARKET OB/XF VALUE		47,975	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		373,705	
SOH/AGL Deduction		0	
ASSESSED VALUE		373,705	
TOTAL EXEMPTION VALUE		13	373,705
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		373,705	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		368,453	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104875	ROOF	15,589	04/20/2021
B1327697	SWIM POOL	24,500	09/01/2013
B24159	ADDITION	4,639	11/01/2010
P0363821	NEW CONSTR	120,440	06/02/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2832/1116	12/01/2025	WD	Q	I	01	392,500	
GRANTOR:FIORINI DANIEL P & LO							
GRANTEE:COUSINEAU RANDY & S							
2269/0746	4/05/2019	WD	Q	I	01	270,000	
GRANTOR:GRIFFIN BILLY GEORGE							
GRANTEE:FIORINI DANIEL PETE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W3USP=[YR=2010] N8 W10 FSP=[YR=2010] W12USP=[YR=2010] W10 S8 E10 N8 \$ S8 E12N8\$S8 E10\$ W42 S34 FGR=[YR=2003] S20 E20 N20 W20\$ E20 S4 E6 FOP=[YR=2003] S5 E8 N5 W2 N4 W4 S4 W2\$ E2 N4 E4S4 E13 N38\$.									