



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	13	LVT/LAMMT 60
Interior Floo	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
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	1,636	100	2004	1,636	208,944
FGR	400	55	2004	220	28,098
FOP	32	30	2004	10	1,277
FOP	192	30	2004	58	7,408
TOTALS	2,260			1,924	245,727

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

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		PUD	0.00	0.00	1.00

1 SNGL FAM 100% - 2026

Heated Area: 1636

HX Base Yr 2026

Site map showing property boundaries and areas labeled BAS 2004, FOP 2004, and FGR 2004 with dimensions.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/23/2025 MLU

TOTAL OB/XF									
3,010									

TOTAL OB/XF									
3,010									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			245,727
TOTAL MARKET OB/XF VALUE			3,010
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			333,737
SOH/AGL Deduction			0
ASSESSED VALUE			333,737
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			277,326
TOTAL JUST VALUE			333,737
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			363,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001266	ROOF	8,000	02/02/2022
B1900399	REMODEL	4,500	01/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2814/125	9/05/2025	WD	Q	I	02
GRANTOR: JUNAK FAMILY TRUST					
GRANTEE: ANDREWS BETTY FULLE					
2551/1967	4/01/2022	WD	Q	I	01
GRANTOR: BUSCAINO VICTOR L III					
GRANTEE: JUNAK FAMILY TRUST					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FOP=[YR=2004] W24 BAS=[YR=2004] W21 S43 E10 S3 E10 FOP=[YR=2004] S4 E5 FGR=[YR=2004] S6 E20 N20 W20 S14\$ N8 W3 S4 W2\$ E2 N4 E3 N6 E20 N28 W24 N8\$ S8 E24 N8\$.									