



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

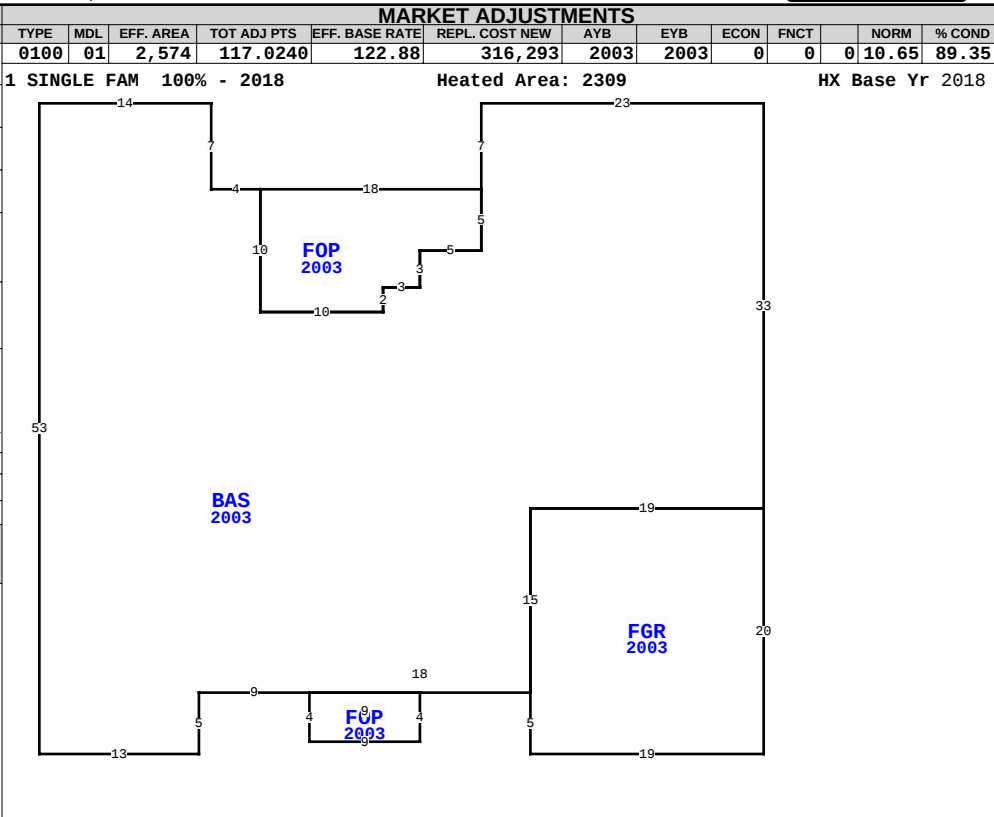
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,309	100	2003	2,309	253,513
FGR	380	55	2003	209	22,947
FOP	36	30	2003	11	1,208
FOP	149	30	2003	45	4,941

TOTALS	2,874			2,574	282,608
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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
4	0860	POOL/SPA	0	100	0	0	1.00	UT 40,000.00	40,000.00
6	0911	SCRN RM A	0	100	0	0	672.00	SF 18.00	18.00

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	0003	RSF-1	0.00	0.00	1.00



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/14/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF									
50,894									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		282,608	
TOTAL MARKET OB/XF VALUE		50,894	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		398,502	
SOH/AGL Deduction		141,749	
ASSESSED VALUE		256,753	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		205,342	
TOTAL JUST VALUE		398,502	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		380,125	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005521	SCRN ENCL	4,860	08/18/2020
20004336	SWIM POOL	40,000	07/28/2020
17006834	ADDITION	0	01/01/2017
B0310996	NEW CONSTR	165,921	04/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2676/1006	10/11/2023	LE U	I	I	11	100	
GRANTOR: PIHLBLAD JAMES E SR &							
GRANTEE: PIHLBLAD JEFFERY							
2082/1893	10/31/2016	WD	Q	I	01	205,000	
GRANTOR: SZYDIOWSKI CHRISTINE							
GRANTEE: PIHLBLAD JAMES E SR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W23 S7 FOP=[YR=2003] S5 W5 S3 W3 S2 W10 N10 E18\$ S5 W5 S3 W3 S2 W10 N10 W4 N7 W14 S53 E13 N5 E9 FOP=[YR=2003] S4 E9 N4 W9\$ E18 FGR=[YR=2003] S5 E19 N20 W19 S15 \$ N15 E19 N33\$.									