



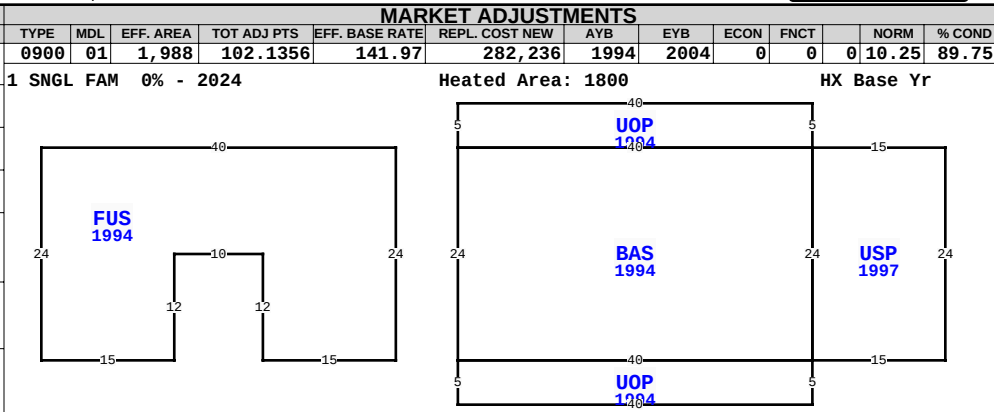
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1994	960	122,321
FUS	840	100	1994	840	107,031
UOP	200	20	1994	40	5,097
UOP	200	20	1994	40	5,097
USP	360	30	1997	108	13,761
TOTALS	2,560			1,988	253,307

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	
3	0940	SHEDS/PORT	0	0	16	13	208.00	SF	30.00	30.00	
4	0681	POLE SHED	0	0	0	0	248.00	SF	15.00	15.00	
5	0351	CARPORT MT	0	0	24	20	480.00	SF	10.00	10.00	
6	1242	WD DECK A	0	0	7	13	91.00	SF	10.00	10.00	
7	0500	FP-PRE FAB	0	0	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	UNIT TYPE	CONSRV
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00	LT	



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/11/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF											
8,129											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		253,307	
TOTAL MARKET OB/XF VALUE		8,129	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		351,436	
SOH/AGL Deduction		0	
ASSESSED VALUE		351,436	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		351,436	
TOTAL JUST VALUE		351,436	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,152	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0260003069			03/16/2026
MH260001775	N MFH 503	0	02/20/2026
B24815	ADDITION	9,843	06/01/2011
94-01256	NEW CONSTR	7,400	07/01/1994
3360	NEW CONSTR	33,800	05/18/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2665/1075	9/05/2023	WD	Q	I	01
					SALE PRICE
					375,000
GRANTOR: SANDER MARTINA M					
GRANTEE: BOVE BRIAN PATRICK					
2533/0239	1/25/2022	WD	Q	I	01
					360,000
GRANTOR: CARTUS FINANCIAL CORP					
GRANTEE: SANDER MARTINA M					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1994;ORIG=-55,0] S24 E40 N24 W40 \$											
FUS=[YR=1994;ORIG=-102,0] E40 S24 W15 N12 W10 S12 W15 N24 \$											
USP=[YR=1997;ORIG=0,0] W15 S24 E15 N24 \$											
UOP=[YR=1994;ORIG=-15,0] N5 W40 S5 E40 \$											
UOP=[YR=1994;ORIG=-55,24] S5 E40 N5 W40 \$											
PTR=[ORIG=0,0] E15 W15 \$											