

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	80
Exterior Wall	20	FACE BRICK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	07	CORK/VTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,764	100	1,764
FOP	352	25	88
FOP	98	30	29
FST	208	55	114
TOTALS	2,422		1,995
			123,591

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,995	98.9800	89.33	178,213	1967	1967	0	0	30.65	69.35	

1 SINGLE FAM - 0% - 0

Heated Area: 1764 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			123,591
TOTAL MARKET OB/XF VALUE			826
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			244,417
SOH/AGL Deduction			0
ASSESSED VALUE			244,417
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			244,417
TOTAL JUST VALUE			244,417
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7636	REPAIR/RRF	2,000	10/23/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/0493	3/12/2021	WD	U	I	30	180,000
GRANTOR: MASHBURN LANE AARON						
GRANTEE: MASHBURN LANE F & S						
1909/1219	3/26/2014	WD	Q	I	01	115,000
GRANTOR: LANE CYNTHIA & SHIRLE						
GRANTEE: MASHBURN LANE AARON						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0940	SHEDS/PORT	0	0	8	6	SF	30.00	30.00	100	1985	1985
2	0810	CONCRETE A	0	0	29	13	SF	6.50	6.50	100	1967	1967

TOTAL OB/XF												
826												

BUILDING NOTES												
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BUILDING DIMENSIONS												
FST=[YR=1993] W14 BAS=[YR=1993] N14 W26 S14 W26 S28 E36												
FOP=[YR=1993] S7 E14 FCP=[YR=1993] E16 N21 W12 N4 W4 S25\$ N7												
W14\$ E14 N28 E2\$ W2 S10 E4 S4 E12N14\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	0		RS-2	100.00	100.00	100.00	FF		1.00

TOTAL OB/XF												
826												