



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,212	100	2,212	325,305
FGR	552	55	304	44,707
FST	6	55	3	441
FST	24	55	13	1,912
FST	25	55	14	2,059
FST	25	55	14	2,059
FUS	637	100	637	93,680
PTO	104	5	5	735
UOP	50	20	10	1,470
UOP	91	20	18	2,647
TOTALS	3,726		3,230	475,015

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0	100	0	748.00	SF	6.50	
3	0810	CONCRETE A	0	100	0	163.00	SF	6.50	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	3,230	115.9568	165.24	533,725	1999	1999	0	0	0	11.00	89.00	
1 SFR CUST - 100% - 2021 Heated Area: 2849 HX Base Yr 2021													

TOTAL OB/XF													
7,618													

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
UT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		475,015	
TOTAL MARKET OB/XF VALUE		7,618	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		832,633	
SOH/AGL Deduction		535,986	
ASSESSED VALUE		296,647	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		246,647	
TOTAL JUST VALUE		832,633	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		591,247	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805496	NEW CONSTR	125,000	10/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/0220	6/26/2020	WD	Q	I	02	521,500
GRANTOR: SPICER WILLIAM T & SH						
GRANTEE: UMBERGER PETER & ER						
1538/0224	11/29/2007	WD	U	I	01	100
GRANTOR: SPICER KATHLEEN E & W						
GRANTEE: SPICER WILLIAM T &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W28 PTO=[YR=1999] N8 W13 S8 E13 \$ W40 S11 UOP=[YR=1999] W7 S13 E7 FGR=[YR=1999] S20 E24 N20 FST=[YR=1999] N4 W6 S4 E6 \$ W6 N4 W4 FST=[YR=1999] N3 W2 S3 E2 \$ W14 S4 \$ N13 \$ S9 E12 N3 E2 S3 E10 S21 E12 UOP=[YR=1999] S5 E10 N5 W10 \$ E26 N5 E2 N9 E4 N27 \$ PTR= E15 FUS=[YR=1999] E14 S5 E8 FST=[YR=1999] N5 E5 S5 FST=[YR=1999] E5 S5 W5 N5 \$ W5 \$ E5 S21 W27 N26 \$ W15 \$.									