



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,910	100	2,910
FGR	378	55	208
FGR	486	55	267
FOP	184	30	55
FOP	240	30	72
TOTALS	4,198		3,512
			463,538

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,512	112.2660	133.32	468,220	2019	2019	0	0	1.00	99.00

1 SNGL FAM - 100% - 2020 Heated Area: 2910 HX Base Yr 2020

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			463,538
TOTAL MARKET OB/XF VALUE			49,531
TOTAL LAND VALUE - MARKET			262,500
TOTAL MARKET VALUE			775,569
SOH/AGL Deduction			226,050
ASSESSED VALUE			549,519
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			499,519
TOTAL JUST VALUE			775,569
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			673,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903489	SWIM POOL	46,115	04/08/2019
B1806829	NEW CONSTR	395,218	07/03/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0045	3/13/2019	WD Q	Q	I	02	619,900
GRANTOR: CELLARIUS CAPITAL INC						
GRANTEE: OBERHAUS JEFFREY D						
2183/1853	3/16/2018	WD Q	Q	V	01	150,000
GRANTOR: SCHLEGEL DAVID M & LA						
GRANTEE: CELLARIUS CAPITAL I						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0			7.00	100	2019	2019	3	99	7,810	
2	0855	CONC PAVER	0	100	0	0			10.00	100	2019	2019	3	99	7,346	
3	0861	POOL GUNIT	0	100	0	0			85.00	100	2019	2019	3	93	24,664	
4	0476	VF 6 SBPL	0	100	0	0			32.00	100	2019	2019	3	96	8,847	
5	0470	VNYL GATE	0	100	0	0			300.00	100	2019	2019	3	96	864	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W17 FOP=[YR=2019] W20 S12 E20 N12\$ S12 W20 N12 W26 S5 W4 S16 E4 S19 FGR=[YR=2019] D7 L7 D4 R4 L2 D2 D7 R9 U2 R2 D4 R4 U8 R8 N2 FOP=[YR=2019] E18 N1 E2 N7 U3 L3 W7 S3 W10 S8\$ N8 W5 N4 W13\$ E13 S4 E15 N3 E7 D3 R3 S7 W2 S8 E5 FGR=[YR=2019] S21 E5 S2 E12 N2 E5 N21 W22\$ E22 N59\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	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
1	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	250,000.00	262,500.00	262,500							