



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,403	100	1,403	229,885
FGR	598	55	329	53,908
FOP	256	30	77	12,617
FOP	273	30	82	13,435
FUS	652	100	652	106,832
PTO	276	5	14	2,294
STP	30	10	3	492
TOTALS	3,488		2,560	419,462

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	284.00	SF	6.50	6.50
2	0855	CONC PAVER	0	0	0	92.00	SF	7.00	7.00
3	0911	SCRN RM A	0	0	0	276.00	SF	26.25	26.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	PUD	0.00	0.00	44.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,560	118.5408	168.92	432,435	2015	2015	0	0
1 SFR CUST - 0% - 0									
Heated Area: 2055									
HX Base Yr									

TOTAL OB/XF									
8,041									

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8,041									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		419,462	
TOTAL MARKET OB/XF VALUE		8,041	
TOTAL LAND VALUE - MARKET		132,000	
TOTAL MARKET VALUE		559,503	
SOH/AGL Deduction		0	
ASSESSED VALUE		559,503	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		559,503	
TOTAL JUST VALUE		559,503	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		524,496	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161216	SCRNPTO	7,190	04/29/2016
20141534	CO ISSUED	0	03/13/2015
20141941	NEW CONSTR	7,327	09/05/2014
20141534	NEW CONSTR	226,756	07/16/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2524/0660	11/22/2021	WD	Q	I	02	711,200	
GRANTOR: ANDERSON DAIN C & ELI							
GRANTEE: CROTTI JAMES J & AN							
2211/0474	7/18/2018	WD	Q	I	02	485,000	
GRANTOR: SUTTER CONRAD TRUST							
GRANTEE: ANDERSON DAIN C & E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2015] W23 S26 BAS=[YR=2015] S61 FOP=[YR=2015] S8 E11 STP=[YR=2015] S3 E10 N3 W10\$ E21 N8 W32\$ E32 N30 FOP=[YR=2015] N8 PTO=[YR=2015] N23 W12 S23 E12\$ W12 N23 W5 S9 W1 S22 E18\$ W18 N22 E1 N9 W15\$ E23 N26\$ PTR=E15 FUS=[YR=2015] E22 S10E10S13 W12 S2 W8 N2 W12 N23\$ W15 \$.									