



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100	1,252	136,024
HXB	1,252	100	1,252	136,024
HXP	299	30	90	9,778
UOP	267	20	53	5,758

TOTALS	3,070	2,647	287,583
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	1,877.00	SF	4.00	4.00
2	0940	SHEDS/PORT	0	0	12 10	120.00	SF	30.00	30.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
2700	01	2,647	106.5600	127.07	336,354	1993	1993	0	0
1 DUPLEX - 0% - 0									
Heated Area: 2504									
HX Base Yr									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					287,583				
TOTAL MARKET OB/XF VALUE					5,825				
TOTAL LAND VALUE - MARKET					312,000				
TOTAL MARKET VALUE					605,408				
SOH/AGL Deduction					123,946				
ASSESSED VALUE					481,462				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					481,462				
TOTAL JUST VALUE					605,408				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					534,074				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210064	DEMOLITION	0	05/21/2021
20121636	AUWING	1,400	08/10/2012
20121184	REPL 4X4 POSTS	1,200	06/19/2012
B990699	REPAIR/RRF	600	06/21/1999
B990621	REPAIR/RRF	5,860	06/09/1999
7314	NEW CONSTR	87,500	09/11/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2548/0642	3/16/2022	LE	U	I	11	100	
GRANTOR: TIPTON JAMES D & JUDY							
GRANTEE: TAYLOR JAYME ANN							
2548/0640	3/16/2022	QC	U	I	11	100	
GRANTOR: TIPTON JAMES D							
GRANTEE: TIPTON JAMES D & JU							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W30 S23 UOP=[YR=1993] W4 S5 E3 S23 E25 N9 W24 N14 E2 N4 W2 N1 \$ S1 E2 S4 W2 S14 E30 N42 \$ PTR= E20 HXB=[YR=1993] E30 S42 HXP=[YR=1993] S9 W24 N4 W7 N17 W3 N7 E4 S1 E2 S4 W2 S14 E30 \$ W30 N14 E2 N4 W2 N24 \$ W20 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	0			50.00	110.00	50.00
TOTAL OB/XF 5,825									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
FF		1.00	1.00	0.96	6,500.00	6,240.00	312,000		