



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100	1,371	132,874
FUS	643	100	643	62,318
PTO	120	5	6	581
UOP	259	20	52	5,040

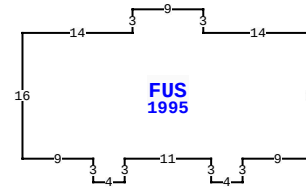
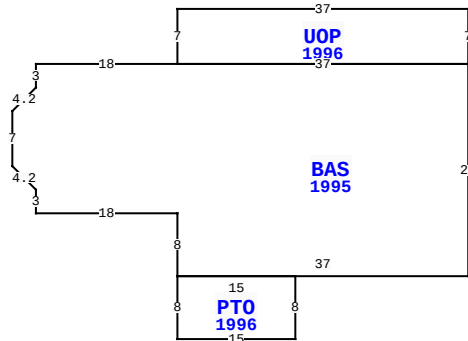
TOTALS	2,393	2,072	200,814
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	126.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	234.00	SF	6.50
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00
5	0810	CONCRETE A	0	100	20	45	900.00	SF	6.50
6	1123	CB 8"	0	100	57	3	171.00	SF	6.15
7	0855	CONC PAVER	0	100	0	0	147.00	SF	3.00
8	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00

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	0006	R-1	100.00	121.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,072	123.4310	111.40	230,821	1995	1995	0	0	0	13.00	87.00	

1 SINGLE FAM - 100% - 2017 Heated Area: 2014 HX Base Yr 2017



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					200,814				
TOTAL MARKET OB/XF VALUE					8,598				
TOTAL LAND VALUE - MARKET					225,000				
TOTAL MARKET VALUE					434,412				
SOH/AGL Deduction					203,500				
ASSESSED VALUE					230,912				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					180,912				
TOTAL JUST VALUE					434,412				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					381,268				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080491	UG PHONE FACILITI	1,500	03/26/2008
2002549	CONCRETE DRIVEWAY	400	03/23/2000
19984712	DRIVEWAY EXTENTIO	1,000	12/28/1998
10443	XFOB	0	04/18/1997
B9610091	REMODEL	2,000	10/18/1996
8151	NEW CONSTR	62,720	02/18/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/0762	3/28/2021	QC	U	I	11	100
GRANTOR: CONNORS TRACI A						
GRANTEE: CONNORS MATTHEW J &						
2078/0825	10/14/2016	WD	Q	I	01	273,000
GRANTOR: SHANAHAN ELAINA						
GRANTEE: CONNORS TRACI A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1996] W37 S7 BAS=[YR=1995] W18S3 D3 L3 S7 D3 R3 S3E18S8PT0=[YR=1996] S8 E15N8 W15\$ E37 N27 W37\$ E37 N7 \$ PTR=E20 FUS=[YR=1995] E14 N3 E9 S3 E14 S16 W9 S3 W4 N3 W11 S3 W4 N3 W9 N16\$ W20\$.									

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1	000100	C	SFR	100	0006	R-1	100.00	121.00	1.00