



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	106,257
SFB	546	80	437	56,905
UGR	270	45	122	15,887

TOTALS	1,632	1,375	179,050
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	911.00	SF	6.50	6.50	
2	1241	WD DECK G	0	100	0	0	414.00	UT	20.13	20.13	
3	0940	SHEDS/PORT	0	100	6	5	30.00	SF	20.10	20.10	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,375	125.3200	148.82	204,628	1964	1997	0	0	12.50	87.50
1 SNGL FAM - 100% - 2021 Heated Area: 1253 HX Base Yr 2021											

TOTAL OB/XF											
2,995											

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2,995											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 179,050											
TOTAL MARKET OB/XF VALUE 2,995											
TOTAL LAND VALUE - MARKET 250,000											
TOTAL MARKET VALUE 432,045											
SOH/AGL Deduction 84,697											
ASSESSED VALUE 347,348											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 297,348											
TOTAL JUST VALUE 432,045											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 409,487											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230018	RMDL KITCH,BTHRM,	40,000	02/07/2023
20121507	RE-ROOF	2,000	07/26/2012
20081113	REPAIR DECK	365	07/02/2008
20051263	H/AC	3,000	02/17/2005
20051067	REMODEL BATH	3,000	01/18/2005
4270	REPAIRS	1,800	04/24/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2332/0627	1/15/2020	QC	U	I	11	100	
GRANTOR:MCNAIR JUDITH A							
GRANTEE:MCNAIR JACK & LIN							
2075/0080	9/28/2016	WD	Q	I	01	317,000	
GRANTOR:WOODS SEAN PATRICK &							
GRANTEE:MCNAIR JUDITH A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=1993] W24 S34 E12 UGR=[YR=1993] E12 N19 W6 N7 W6 S26 \$ N26E6 S7 E6 N15 \$ PTR= E15 BAS=[YR=1993] E24 S34 W24 N34 \$ W15 \$.											