



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
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	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.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,361	100	1,361	120,401
FGR	252	55	139	12,296
FOP	9	30	3	266
PTO	128	5	6	531
TOTALS	1,750		1,509	133,493

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0320	01	1,509	112.5009	106.88	161,282	1989	1989	0	0	0	17.23	82.77
1 TOWNHOUSE - 0% - 0												
Heated Area: 1361												
HX Base Yr												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			133,493
TOTAL MARKET OB/XF VALUE			5,435
TOTAL LAND VALUE - MARKET			105,000
TOTAL MARKET VALUE			243,928
SOH/AGL Deduction			0
ASSESSED VALUE			243,928
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			243,928
TOTAL JUST VALUE			243,928
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121938	INSTALL 6' VNYL FE	0	09/20/2012
20121009	REPLACE SLIDE DOO	0	06/05/2012
20111865	GROUND LEVEL DECK	0	10/14/2011
20111425	FENCE	1,750	08/18/2011
20111126	RE-ROOF	4,800	07/11/2011
20090708	REPLACE 10 WINDOW	3,691	06/05/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2384/1688	8/14/2020	WD	Q	I	01
GRANTOR: STEPHENS JOHN R & ROM					
GRANTEE: SZAROWICZ VIRGINIA					
2113/1282	4/11/2017	QC	U	I	11
GRANTOR: STEPHENS JOHN R & ROM					
GRANTEE: STEPHENS MARK R J &					

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	0	790.00	SF	6.50	6.50	100	1989
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W12 PT0=[YR=1993] N8 W16 S8 E16\$ W16 S23 FOP=[YR=1993] S6 R3 U3 L3 U3 \$ R3 D3 L3 D3 S4 D2 R2 S2 W2 S13 E4 S11 E12 N3 FGR=[YR=1993] E12 N21 W12 S21\$ N21 E12 N37\$.	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	0	0006	R-1	0.00	0.00	1.00	UT		1.00