



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	250,613
FGR	400	55	220	27,846
FOP	38	30	11	1,392
USP	320	30	96	12,151
TOTALS	2,738		2,307	292,003

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,307	119.2268	141.58	326,625	1992	2002	0	0	10.60	89.40
1 SNGL FAM - 100% - 2021 Heated Area: 1980 HX Base Yr 2021											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	100	0	0	830.00	SF	5.20	5.20	100
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
3	0861	POOL GUNIT	0	100	23	14	322.00	SF	85.00	85.00	100
4	0855	CONC PAVER	0	100	0	0	670.00	SF	10.00	10.00	100
5	0911	SCRN RM A	0	100	0	0	992.00	SF	17.50	17.50	100
6	0855	CONC PAVER	0	100	0	0	176.00	SF	10.00	10.00	100
7	0855	CONC PAVER	0	100	12	14	168.00	SF	10.00	10.00	100
8	0911	SCRN RM A	0	100	12	14	168.00	SF	17.50	17.50	100
TOTAL OB/XF 36,583											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	1.00
REVIEW DATE 01/14/2021 BY TWA											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 292,003											
TOTAL MARKET OB/XF VALUE 36,583											
TOTAL LAND VALUE - MARKET 275,000											
TOTAL MARKET VALUE 603,586											
SOH/AGL Deduction 154,096											
ASSESSED VALUE 449,490											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 399,490											
TOTAL JUST VALUE 603,586											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 522,417											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161396	SCRNRM	15,345	05/17/2016
20131684	ROOF	10,000	07/17/2013
6835	NEW CONSTR	130,000	12/16/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2343/0825	3/02/2020	WD	Q	I	02	600,000	
GRANTOR: REED GEORGE R & SUSAN							
GRANTEE: CONKLIN COLLIER M &							
2020/0008	12/17/2015	WD	Q	I	01	353,000	
GRANTOR: ULSAKER NORMAN L TRUS							
GRANTEE: REED GEORGE R & SUS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W18 L2 U2 W6 D2 L2 USP=[YR=2016] N14 W20 S16 E20 N2\$ S2 W20 N2 W12 S39 E13 N4 E10 FOP=[YR=1993] S5 E6 N5 W1 N2 W4 S2 W1\$ E1 N2 E4 S2 E12 FGR=[YR=1993] S13 E20 N20 W20 S7\$ N7 E20 N28 \$.											