

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	12 CEDAR 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,604	118.0242	140.15	224,801	1989	1989	0	0	15.70	84.30		
1 SNGL FAM - 100% - 2008 Heated Area: 1303 HX Base Yr 2008													

EXTRA FEATURES					TOTAL OB/XF										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100 0 0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0810	CONCRETE A	0	100 0 0	797.00	SF	6.50	6.50	100	1989	1989	3	59.5	3,082	
TOTAL OB/XF 5,462															

Quality				
DOR CODE	MAP NUM			
04 Quality Level 04	0100 SINGLE FAMILY			
0100	01			
NEIGHBORHOOD/LOC				
1013.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,303	100	1,303	153,944
FGR	473	55	260	30,718
FOP	16	30	5	591
USP	120	30	36	4,253
TOTALS	1,912		1,604	189,507

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			189,507
TOTAL MARKET OB/XF VALUE			5,462
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			344,969
SOH/AGL Deduction			200,886
ASSESSED VALUE			144,083
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			94,083
TOTAL JUST VALUE			344,969
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5292	NEW CONSTR	53,130	04/03/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2305/0952	9/20/2019	QC	U	I	11	100
GRANTOR: DUNLOW JACK A JR						
GRANTEE: BYRNE LEONA						
1100/1829	12/16/2002	WD	U	I	06	38,600
GRANTOR: BYRNE LEONA J & JACQU						
GRANTEE: BYRNE LEONA J						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W12 USP=[YR=2013] N10 W12 S10 E12 \$ W37	
FGR=[YR=1993] W11 S29 E18 N22 W7 N7 \$ S7 E7 S22 E12	
FOP=[YR=1993] E4 N4 W4 S4 \$ N4 E4 S8 E13 N4 E13 N29 \$.	

LAND DESCRIPTION		TOTAL OB/XF 5,462																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							