



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	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	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2,484	385,333
FEP	456	80	365	56,621
FGR	456	55	251	38,937
FOP	108	30	32	4,964
FST	56	55	31	4,809
FUS	440	100	440	68,255

TOTALS	4,000		3,603	558,919
EXTRA FEATURES				

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,603	120.2850	171.41	617,590	2003	2003	0	0
1 SFR CUST - 100% - 0 Heated Area: 2924 HX Base Yr									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
							08/01/2023	MLU	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		558,919	
TOTAL MARKET OB/XF VALUE		9,347	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		793,266	
SOH/AGL Deduction		363,232	
ASSESSED VALUE		430,034	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		375,034	
TOTAL JUST VALUE		793,266	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		650,622	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033472	NEW CONSTR	2,000	07/14/2003
20032418	NEW CONSTR	192,000	01/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/1298	6/19/2023	WD	Q	I	01	922,500
GRANTOR: SHAFFER KARL U &						
GRANTEE: D'AMICO CHRISTOPHER						
1895/0298	12/10/2013	WD	Q	I	02	437,000
GRANTOR: BEST REBECCA						
GRANTEE: SHAFFER KARL U & NA						

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=2003] W19 FEP=[YR=1994] W30 S16 E18 N2 E12 N14\$ S14 W12 S2 W18 N16 W14 S57 E14 N7 E9 FOP=[YR=2003] S7 E12 N7 W2 N3 W8 S3 W2 \$ E2 N3 E8 S3 E11 FGR=[YR=2003] S12 E19 N24 FST=[YR=2003] N4 W14 S4 E14 \$ W19 S12 \$ N12 E5 N4 E14 N34\$ PTR= E15 FUS=[YR=2003] E20 S22 W20 N22 \$ W15 \$.			

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	0003	R-1	0.00	0.00	1.00
TOTAL OB/XF 9,347									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000		