

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

0503AVERAGE 100
GABLE/HIP 100

Roof Cover
Interior Wall

1205MODULAR MT 100
DRYWALL 100

Interior Floo
Air Condition

1203HARDWOOD 100
CENTRAL 100

Heating Type
Bedrooms

0401AIR DUCTED 100
1 100

Bathrooms
Frame
Stories

0201WOOD FRAME 100
1. 100

Units
BUD8 Adjustme
Occupancy

00020100
DIST FB 100
NONE 100

Quality

0505Quality Level 05

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

1009.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS63010063096,594
BAS10810010816,559

TOTALS738738113,153

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0015575.00SF6.506.5010019841984347229

21242WD DECK A007321.00SF10.0010.001001995199532042

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNITTYPEDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100C SFR00006MU-825.00100.002,500.00SF1.001.001.0040.0040.00100,000

REVIEW DATE05/24/2019BY DJTotal Acres: 0.00Total Land Value: 100,000Market: 0Agricultural: 0Common: 100,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTPDNORM% COND

010001738136.7300123.4091,069190020000124.2510.75124.25

SINGLE FAM - 0% - 0Heated Area: 738HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE113,153

TOTAL MARKET OB/XF VALUE271

TOTAL LAND VALUE - MARKET100,000

TOTAL MARKET VALUE213,424

SOH/AGL Deduction76,088

ASSESSED VALUE137,336

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE137,336

TOTAL JUST VALUE213,424

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE213,436

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / IRSN CD SALE PRICE

2258/16943/01/2019WDQI01134,000

GRANTOR:FELIX DEBORAH J

GRANTEE:WEBER RACHELLE J

0884/05565/24/1999WDQI32,000

GRANTOR:JONES LAWRENCE R SR

GRANTEE:FELIX DEBORAH J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S35 BAS=[YR=2000] S6 E18 N6 W18 \$ E18 N35 \$.