

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT BRK	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	100
Interior Floor	14	CARPET	70
Interior Floor	07	CORK/VTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,137	100	2,137
FGR	552	55	304
FOP	231	30	69
TOTALS	2,920		2,510
			226,195

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,510	109.6320	130.19	326,777	1951	1980	0	0	30.78	69.22
1 SNGL FAM - 0% - 0											
Heated Area: 2137											
HX Base Yr											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				226,195	
TOTAL MARKET OB/XF VALUE				3,250	
TOTAL LAND VALUE - MARKET				292,800	
TOTAL MARKET VALUE				522,245	
SOH/AGL Deduction				108,169	
ASSESSED VALUE				414,076	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				414,076	
TOTAL JUST VALUE				522,245	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				420,733	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20120239	H/AC	3,500	02/13/2012		
20111381	REMODEL	2,490	08/16/2011		
20042035	REMODEL	1,000	11/02/2004		
20032692	OTHER	1,000	03/13/2003		
983059	OTHER	0	01/26/1998		
10410	REPAIR/RRF	1,500	04/01/1997		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
2381/1830	8/04/2020	PR U	I	19	100
GRANTOR: STURGES D & MARTHA PR					
GRANTEE: PARK BENCH INVESTME					
2381/1827	8/04/2020	WD Q	I	01	400,000
GRANTOR: SLOVER PRISCILLA S &					
GRANTEE: PARK BENCH INVESTME					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=1993] W23 S9 W50 S12 FGR=[YR=1993] S24 E23					
FOP=[YR=1993] E33 N7 W33S7\$ N24W23\$ E23 S17 E33 S12 E17 N50\$.					

EXTRA FEATURES																
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	0	0	1.00	UT	3,500.00	3,500.00	100	1951	1951	3	20	700	
3	0801	ASPHALT A	0	0	0	1,700.00	SF	3.00	3.00	100	1980	1980	3	50	2,550	

LAND DESCRIPTION												TOTAL OB/XF												
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	0	0003	MU-1	100.00	200.00	100.00	FF	1	1.22	1.00	1.22	2,400.00	2,928.00	292,800							