



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
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	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	197,479
FGR	479	55	263	29,510
FOP	48	30	14	1,571
PTO	130	5	6	673

TOTALS	2,417	2,043	229,233
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	877.00	SF	5.20	5.20

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,043	102.8755	122.16	249,573	2005	2005	0	0
1 SNGL FAM - 100% - 2022 Heated Area: 1760 HX Base Yr									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	877.00	SF	5.20	5.20

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		229,233	
TOTAL MARKET OB/XF VALUE		3,968	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		298,201	
SOH/AGL Deduction		0	
ASSESSED VALUE		298,201	
TOTAL EXEMPTION VALUE		13	298,201
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		298,201	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		241,702	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09454	MECH OTHER	0	03/01/2005
P0508953	OTHER	0	02/01/2005
B14021	NEW CONSTR	0	12/31/2004
E0413983	ELEC OTHER	2,000	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2420/1987	12/23/2020	WD	Q	I	01	246,900	
GRANTOR: PENNEWELL JOSEPH P &							
GRANTEE: GUBAN GERRY & EDYOL							
2221/0132	8/20/2018	WD	U	I	30	90,000	
GRANTOR: PENNEWELL JOSEPH P &							
GRANTEE: PENNEWELL JOSEPH P							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W3 N2 W6 S2 W5 PTO=[YR=2005] N10 W13 S10 E13 \$ W32 S38 E13 N5 E6 FOP=[YR=2005] S4 E6 N9 W4 S3 W2 S2 \$ N2 E2 N3 E4 S14 FGR=[YR=2005] S2 W2 S19 E23 N21 W21 \$ E21 N42 \$.									

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			0.00	0.00	1.00