

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	12	CEDAR	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	80
Interior Wall	08	DECORATIVE	20
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		5.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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		
0500	01	5,037	114.3800	162.99	820,981	1988	1998		0	0	12.00	88.00	
1 SFR CUST - 100% - 2019 Heated Area: 4348 HX Base Yr 2019													

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VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE			722,463		
TOTAL MARKET OB/XF VALUE			20,729		
TOTAL LAND VALUE - MARKET			900,000		
TOTAL MARKET VALUE			1,643,192		
SOH/AGL Deduction			794,587		
ASSESSED VALUE			848,605		
TOTAL EXEMPTION VALUE			50,000		
BASE TAXABLE VALUE			798,605		
TOTAL JUST VALUE			1,643,192		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			1,029,403		

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,630	100
BAS	1,754	100
FGR	366	55
FGR	494	55
FOP	95	30
FOP	91	30
FUS	310	100
FUS	654	100
UOP	753	20
UOP	48	20
TOTALS	6,195	5,037
EXTRA FEATURES		722,463

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	1,630	233,793
BAS	1,754	100	1,754	251,578
FGR	366	55	201	28,830
FGR	494	55	272	39,013
FOP	95	30	28	4,016
FOP	91	30	27	3,873
FUS	310	100	310	44,464
FUS	654	100	654	93,804
UOP	753	20	151	21,658
UOP	48	20	10	1,434
TOTALS	6,195		5,037	722,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002362	REMODEL	45,000	02/11/2022
B2005987	GARAGE	40,000	07/10/2020
P1216237	WTRHTR	0	11/01/2012
B20757	REMODEL	19,980	11/01/2007
B9703622	ADDITION	237,000	01/01/1997
5043	NEW CONSTR	122,100	07/20/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2244/1213	12/19/2018	QC	U	I	11	100
GRANTOR: TOBER DAVID I & WANDA						
GRANTEE: TOBER DAVID I & WAN						
2226/1698	9/21/2018	WD	Q	I	01	935,100
GRANTOR: SCHOLZ RICHARD & RITA						
GRANTEE: TOBER DAVID I & WAN						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
3	1242	WD DECK A	0	100	16	3	48.00	SF	10.00	10.00	100	1988	1988	3	20	96	
5	1126	CB/STC 8"	0	100	0	0	48.00	SF	8.00	8.00	100	1988	1988	3	57	219	
7	1126	CB/STC 8"	0	100	0	0	172.00	SF	8.00	8.00	100	1997	1997	3	75	1,032	
8	0446	BOX FNC 6'	0	100	0	0	6.00	LF	20.00	20.00	100	1997	1997	3	20	24	
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1997	1997	3	45	135	
12	0855	CONC PAVER	0	100	0	0	449.00	SF	10.00	10.00	100	2002	2002	3	83	3,727	
13	0855	CONC PAVER	0	100	0	0	1,708.00	SF	10.00	10.00	100	2002	2002	3	83	14,176	

BUILDING NOTES			

BUILDING DIMENSIONS			
UOP=[YR=1993] 753 \$ FOP=[YR=1993] 95 \$ BAS=[YR=1993] 1630 \$			
FGR=[YR=1993] 366 \$ FUS=[YR=1993] 310 \$ BAS=[YR=1997] 1754 \$			
FUS=[YR=1997] 654 \$ FGR=[YR=1997] 494 \$ FOP=[YR=1997] 91 \$			
UOP=[YR=1997] 48 \$ .			

LAND DESCRIPTION														TOTAL OB/XF										20,729				
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	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000											
2	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	600,000.00	300,000.00	300,000											