



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	143,219
BAS	150	100	150	18,084
BAS	468	100	468	56,420
FOP	72	30	22	2,653
TOTALS	1,878		1,828	220,375

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0810	CONCRETE A	0	0	0	56.00	SF	6.50	6.50	100	1983
3	0812	CONCRETE C	0	0	0	1,014.00	SF	4.00	4.00	100	1992
4	0845	KOOL DECK	0	0	0	722.00	SF	7.25	7.25	100	1993
5	0861	POOL GUNIT	0	0	14	392.00	SF	85.00	85.00	100	1993
6	0940	SHEDS/PORT	0	0	8	64.00	SF	20.10	20.10	100	1993
7	0681	POLE SHED	0	0	8	64.00	SF	9.90	9.90	100	1993
8	1076	TRELLIS A	0	0	15	240.00	SF	7.50	7.50	100	2002
9	1076	TRELLIS A	0	0	15	240.00	SF	7.50	7.50	100	2002
10	1076	TRELLIS A	0	0	15	240.00	SF	7.50	7.50	100	2002
11	1076	TRELLIS A	0	0	12	144.00	SF	7.50	7.50	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0004	OR	0.00	0.00	1.01	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,828	108.0000	128.25	234,441	1982	2010	0	0	6.00	94.00
1 SNGL FAM - 0% - 0											
Heated Area: 1806 HX Base Yr											

TOTAL OB/XF											
15,518											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0004	OR	0.00	0.00	1.01	AC	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			220,375
TOTAL MARKET OB/XF VALUE			33,368
TOTAL LAND VALUE - MARKET			45,450
TOTAL MARKET VALUE			299,193
SOH/AGL Deduction			42,036
ASSESSED VALUE			257,157
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			257,157
TOTAL JUST VALUE			299,193
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001937	ADDITION	5,000	03/03/2020
R002820	REPAIR/RRF	1,500	11/01/2000
V00107	REMODEL	3,000	11/01/2000
309	SWIM POOL	7,900	06/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2356/1265	4/23/2020	WD Q	I	01		263,000	
GRANTOR: STAFFORD JOSHUA R & K							
GRANTEE: STROGOFF WALTER & E							
2220/0784	8/31/2018	WD Q	I	02		185,000	
GRANTOR: HOGAN ROBERT K & ELIZ							
GRANTEE: STAFFORD JOSHUA R &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W18 BAS=[YR=2010] N6 W25 S6 BAS=[YR=1993] W17 S30 E24 FOP=[YR=1993] E18 N4 W18 S4\$ N4 E18 N26 W25\$ E25\$S26 E18 N26\$.											

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY												