

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC		9001.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,178	100
FEP	275	80
FOP	24	30
UGR	600	45
TOTALS	2,077	1,675

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,675	122.0000	110.10	184,418	1945	1960	0	0	0	41.00	59.00

1 SINGLE FAM - 0% - 0 Heated Area: 1178 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		108,807	
TOTAL MARKET OB/XF VALUE		1,106	
TOTAL LAND VALUE - MARKET		152,000	
TOTAL MARKET VALUE		261,913	
SOH/AGL Deduction		76,120	
ASSESSED VALUE		185,793	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		185,793	
TOTAL JUST VALUE		261,913	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,014	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/16/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FEP=[YR=1993] W25 S11 BAS=[YR=1993] W22 N11 W10 S10 W12 S25 E25 FOP=[YR=1993] S4 E6 N4 W6\$ E19 N24\$ UGR=[YR=1993] S24 E25 N24 W25\$ E25 N11\$.	

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	0	1.00	UT 3,500.00	3,500.00	100	1971	1971	3 31.6	1,106

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	000115	C	SFR ACRES	0	0006		0.00	0.00	10.00	AC		1.00	1.00	0.80	19,000.00	15,200.00	152,000							