



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	13	LVT/LAMMT 100
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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	161,384
FGR	424	55	233	21,760
FOP	36	30	11	1,027
PTO	312	5	16	1,494
TOTALS	2,500		1,988	185,666

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	811.00	SF	5.20	5.20

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	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,988	112.0581	101.13	201,046	2006	2006	0	0	0	7.65	92.35
1 SINGLE FAM - 100% - 2021 Heated Area: 1728 HX Base Yr 2021												

BLD DATE	03/20/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF												
3,711												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		185,666	
TOTAL MARKET OB/XF VALUE		3,711	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		239,377	
SOH/AGL Deduction		48,639	
ASSESSED VALUE		190,738	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		140,738	
TOTAL JUST VALUE		239,377	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,550	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617247	CO ISSUED	0	04/01/2006
B0617247	NEW CONSTR	0	04/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/0397	11/01/2022	LE U	I	I	11	100
GRANTOR: GERSON STEVEN L & LIS						
GRANTEE: GERSON STEVEN L & L						
2397/0213	9/30/2020	WD Q	I	I	01	251,000
GRANTOR: BARNACK JOSHUA & NICO						
GRANTEE: GERSON STEVEN L & L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W19 PTO=[YR=2006] N11 W30 S11 E6 U2 R2 E7 D2 R2 E13 \$ W13 U2 L2 W7 D2 L2 W6 S40 E12 N3 E10 FOP=[YR=2006] S1 E6 FGR=[YR=2006] S14 E21 N22 W2 S2 W19 S6\$ N6 W6 S5\$ N5 E25 N2 E2 N30 \$.									