



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
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	4043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,629	100	1,629	213,677
FGR	511	55	281	36,859
FOP	34	30	10	1,312
FSP	128	40	51	6,690
FUS	625	100	625	81,982
PTO	528	5	26	3,411
TOTALS	3,455		2,622	343,930

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,622	118.1376	140.29	367,840	2004	2009	0	0	6.50	93.50
1 SNGL FAM - 100% - 2018 Heated Area: 2254 HX Base Yr 2018											
BLD DATE	03/29/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		343,930	
TOTAL MARKET OB/XF VALUE		18,106	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		489,536	
SOH/AGL Deduction		198,492	
ASSESSED VALUE		291,044	
TOTAL EXEMPTION VALUE		HX HB VX WX	60,000
BASE TAXABLE VALUE		231,044	
TOTAL JUST VALUE		489,536	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		371,464	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006885	REPAIR/RRF	13,825	08/04/2020
B1910385	SCREEN ENCL	11,664	12/31/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2459/1632	4/22/2021	WD U	I	I	11	100
GRANTOR: MONGEON MARSHA A						
GRANTEE: MONGEON MARSHA MORG						
2167/0873	12/29/2017	WD Q	I	I	01	348,500
GRANTOR: MENDES LLOYD & MARYEL						
GRANTEE: MONGEON DARRYLE R &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W19 PTO=[YR=2020] N22 W24 S22 E24\$ W13	
FSP=[YR=2004] W11 S12 E9N2 E2 N10\$ S10 W2 S2 W9 S36 E12	
FOP=[YR=2004] S2 E8 FGR=[YR=2004] E1 S8 E22 N25 W9 S4 W14	
S13\$ N5 W6 S3 W2\$ E2 N3 E6 N8 E14 N4 E9 N33\$ PTR=E15	
FUS=[YR=2004] E8 N24 E15 S35 W11 S1 W12 N12\$ W15\$.	

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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0811	CONCRETE B	0 100	0	0	680.00	SF	5.20	5.20	100	2004	2004	3	86	3,041	
3	0855	CONC PAVER	0 100	0	0	74.00	SF	10.00	10.00	100	2020	2020	3	99	733	
4	0911	SCRN RM A	0 100	23	21	483.00	SF	17.50	17.50	100	2020	2020	3	93	7,861	
5	0855	CONC PAVER	0 100	0	0	339.00	SF	10.00	10.00	100	2020	2020	3	99	3,356	

LAND DESCRIPTION										TOTAL OB/XF										18,106									
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	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500												
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