



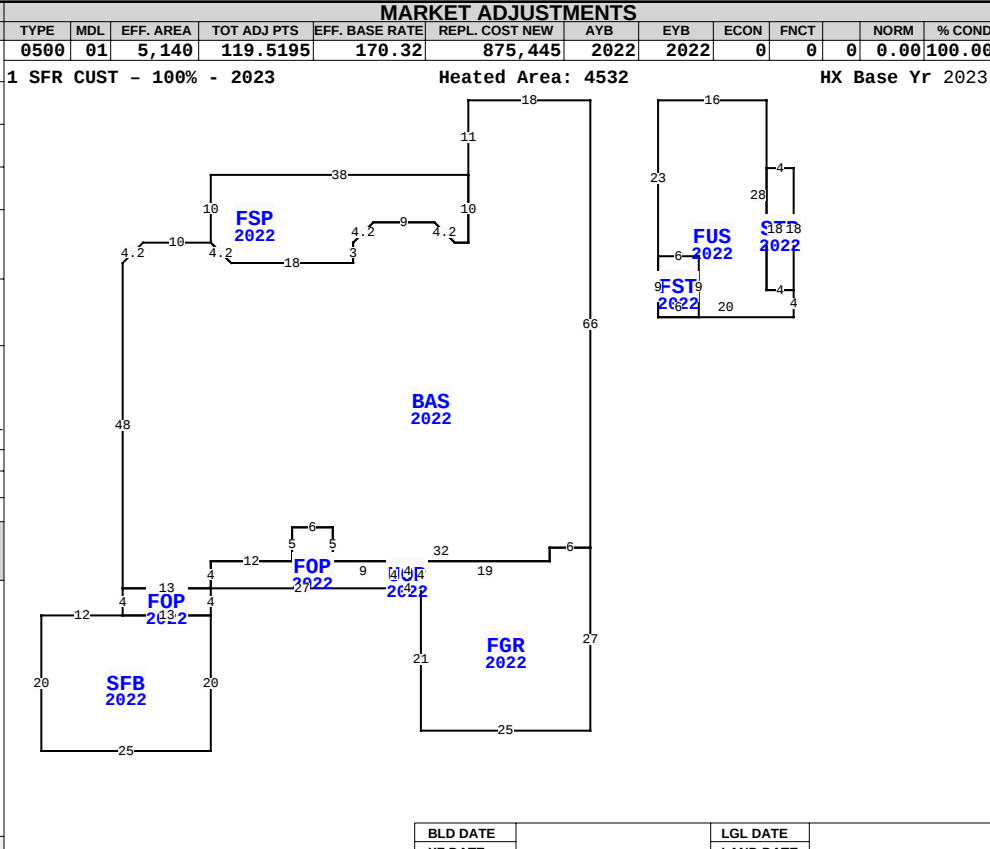
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	3,604	100	3,604	613,833
FGR	637	55	350	59,612
FOP	52	30	16	2,725
FOP	138	30	41	6,983
FSP	403	40	161	27,422
FST	54	55	30	5,110
FUS	528	100	528	89,929
SFB	500	80	400	68,128
STR	72	10	7	1,192
UOP	16	20	3	511
TOTALS	6,004		5,140	875,445

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,357.00	SF	10.00	10.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF									
17,070									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		875,445	
TOTAL MARKET OB/XF VALUE		17,070	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		1,020,015	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,020,015	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		970,015	
TOTAL JUST VALUE		1,020,015	
NCON VALUE		892,515	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		105,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014770	CO ISSUED	0	10/04/2022
21006658	NEW CONSTR	603,198	07/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2410/1982	11/20/2020	WD	Q	V	02
GRANTOR: MARQUESS STEPHEN K &					
GRANTEE: BLECHTA FRANK C & P					
1987/0021	6/16/2015	WD	Q	V	02
GRANTOR: HUGHES CYNTHIA A					
GRANTEE: MARQUESS STEPHEN K					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2022] W18 S11 FSP=[YR=2022] W38 S10 R3 D3 E18 N3 U3 R3 E9 R3 D3 E2 N10\$ S10 W2 U3 L3 W9 L3 D3 S3 W18 U3 L3 W10 L3 D3 S48 FOP=[YR=2022] S4 SFB=[YR=2022] W12 S20 E25 N20 W13\$ E13 N4 W13\$ E13 FOP=[YR=2022] E27 UOP=[YR=2022] E4 FGR=[YR=2022] S21 E25 N27 W6 S2 W19 S4\$ N4 W4 S4\$ N4 W9 N5 W6 S5 W12 S4\$ N4 E12 N5 E6 S5 E32 N2 E6 N66\$ PTR=E10 FUS=[YR=2022] S23 FST=[YR=2022] E6 S9 W6 N9\$ S9 E20 N4 STR=[YR=2022] N18 W4 S18 E4\$ W4 N28 W16\$ W10\$.									