



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

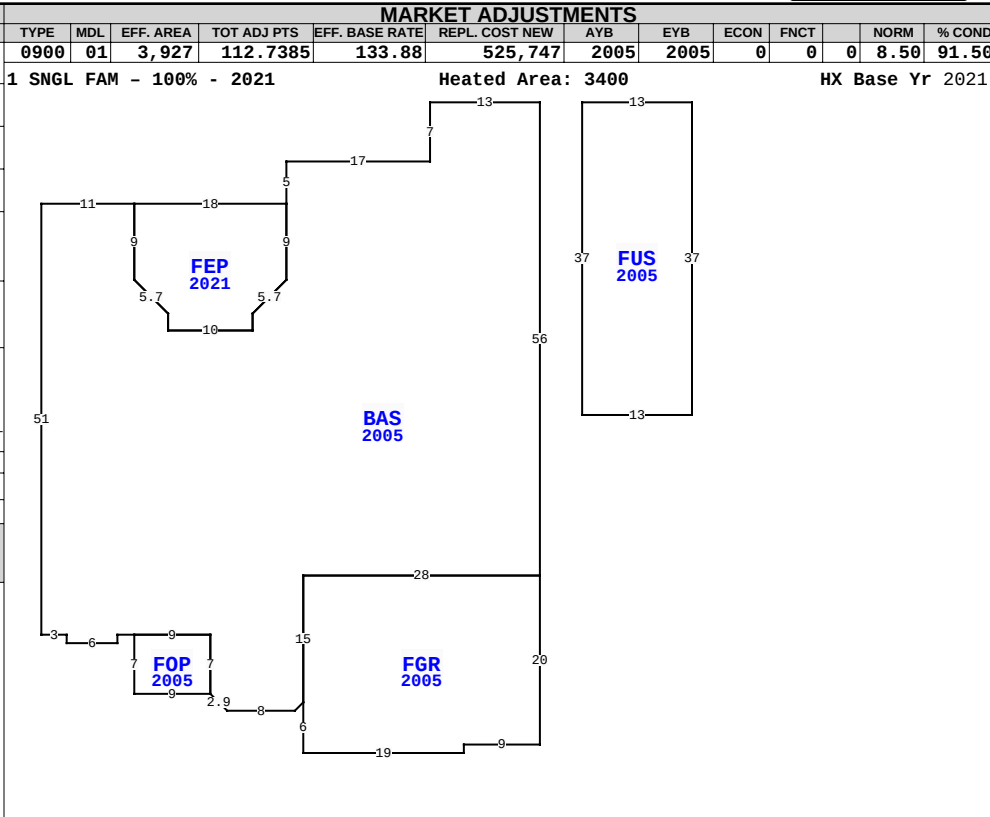
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,919	100	2,919	357,578
FEP	238	80	190	23,275
FGR	579	55	318	38,955
FOP	63	30	19	2,328
FUS	481	100	481	58,922

TOTALS	4,280		3,927	481,059
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	100	0	1,233.00	SF	4.00	
3	0910	SCRN RM L	0	100	28	1,652.00	SF	15.00	
4	0861	POOL GUNIT	0	100	20	640.00	SF	85.00	
5	0830	FLAGSTONE	0	100	0	1,012.00	SF	12.00	
6	0877	JACUZZI	0	100	0	1.00	UT	3,000.00	

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			0.00	0.00	1.00



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	100	0	1,233.00	SF	4.00	
3	0910	SCRN RM L	0	100	28	1,652.00	SF	15.00	
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TOTAL OB/XF									
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			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	481,059								
TOTAL MARKET OB/XF VALUE	56,260								
TOTAL LAND VALUE - MARKET	105,000								
TOTAL MARKET VALUE	642,319								
SOH/AGL Deduction	197,971								
ASSESSED VALUE	444,348								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	394,348								
TOTAL JUST VALUE	642,319								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	516,766								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014384	ADDITION	13,872	10/19/2021
B18545	SWIM POOL	38,500	09/01/2006
B13256	NEW CONSTR	0	01/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2396/1628	9/29/2020	WD	Q	I	02	500,000	
GRANTOR: ALLEN ROBERT J & TINA							
GRANTEE: RATHMANN STEVEN J &							
2029/1945	2/17/2016	WD	Q	I	02	510,000	
GRANTOR: PACKARD ARTHUR M & SU							
GRANTEE: ALLEN ROBERT JAMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W13 S7 W17 S5 FEP=[YR=2021] W18 S9 D4 R4 S2 E10 N2 U4 R4 N9\$ S9 L4 D4 S2 W10 N2 L4 U4 N9 W11 S51 E3 S1 E6 N1 E2 FOP=[YR=2005] S7 E9 N7 W9\$ E9 S7 D2 R2 E8 U1 R1 FGR=[YR=2005] S6 E19 N1 E9 N20 W28 S15\$ N15 E28 N56\$ PTR=E5 FUS=[YR=2005] S37 E13 N37 W13\$ W5\$.									