

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

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4077.00			

TOTALS	4,621		4,058	508,575
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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	620.00	SF	10.00	10.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,058	108.2400	128.54	521,615	2017	2017	0	0	0	97.50
1 SNGL FAM - 100% - 2022						Heated Area: 3639		HX Base Yr 2022			
The site map shows a large irregular lot with several smaller rectangular areas labeled in blue: FOP 2017 (top center), BAS 2017 (center), FGR 2017 (bottom left), FOP 2017 (bottom center), FUS 2017 (top right), and STR 2017 (bottom right). Dimensions are provided for various sections of the lot and the smaller areas. The lot is bounded by 28' on the top left, 22' on the top center, 8' on the top right, 5.7' on the right, 61' on the bottom right, 17' on the bottom, 6' on the bottom left, 20' on the left, 26' on the left, 13' on the left, 6' on the left, 13' on the left, 20' on the left, 12' on the left, 8' on the left, 7' on the left, 11' on the left, 4' on the left, 20' on the left, 13' on the left, 6' on the left, 13' on the left, 20' on the left, 12' on the left, 8' on the left, 7' on the left, 11' on the left, 4' on the left, 20' on the left, 13' on the left, 6' on the left, 13' on the left, 20' on the left, 12' on the left, 8' on the left, 7' on the left, 11' on the left, 4' on the left, 20' on the left, 13' on the left, 6' on the left, 13' on the left, 20' on the left, 12' on the left, 8' on the left, 7' on the left, 11' on the left, 4' on the left, 20' on the left, 13' on the left, 6' on the left, 13' on the left, 20' on the left, 12' on the left, 8' on the left, 7' on the left, 11' on the 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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		508,575	
TOTAL MARKET OB/XF VALUE		6,014	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		589,589	
SOH/AGL Deduction		98,875	
ASSESSED VALUE		490,714	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		440,714	
TOTAL JUST VALUE		589,589	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		476,421	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005237	SCRN ENCL	11,966	04/21/2023
17005003	CO ISSUED	0	06/07/2017
B1633616	NEW CONSTR	432,438	12/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2490/1136	8/18/2021	WD	Q	I	01	575,000
GRANTOR: BACHER JO D						
GRANTEE: RAPP MARK & TERESA						
2171/0887	1/16/2018	LE	U	I	11	100
GRANTOR: BACHER JO D						
GRANTEE: BACHER MAX & ELI						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] U4 L4 W8 FOP=[YR=2017] W22 S14 E15 U3 R3 N7 U4 R4 \$ D4 L4 S7 D3 L3 W15 N14 W28 S39 FGR=[YR=2017] S26 E20 N4 E11 FOP=[YR=2017] S1 E8 N8 W8 S7\$ N7 W12 N13 W6 N2 W13\$ E13 S2 E6 S13 E20 S12 E17 N1 E6 N61\$ PTR=[YR=2017] E30 FUS=[YR=2017] E25 S12 E3 S5 W3 S7 STR=[YR=2017] E5 S10 W11 N7 E6 N3\$ S3 W6 N7 W19 N20 \$ W30\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00
TOTAL OB/XF 6,014									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000		