

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	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
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,122	100	2,122	247,783
FGR	628	55	345	40,285
FOP	42	30	13	1,518
FOP	346	30	104	12,144
FUS	1,517	100	1,517	177,138
STR	64	10	6	700

TOTALS	4,719		4,107	479,569
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1	0812	CONCRETE C	0	100	0	0			4.00	100	2016	2016	3	97	5,758	
2	0810	CONCRETE A	0	100	25	3			6.50	100	2016	2016	3	97	473	

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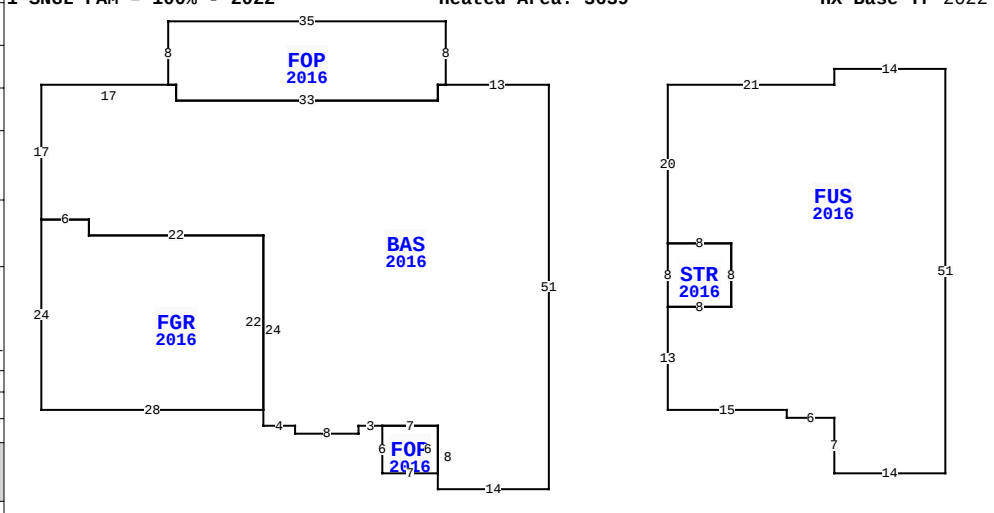
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,107	101.3760	120.38	494,401	2016	2016	0	0	3.00	97.00
1 SNGL FAM - 100% - 2022 Heated Area: 3639 HX Base Yr 2022											



BLD DATE	06/08/2016	KK	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	

BUILDING MARKET VALUE	479,569
TOTAL MARKET OB/XF VALUE	6,231
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	560,800
SOH/AGL Deduction	92,004
ASSESSED VALUE	468,796
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	418,796
TOTAL JUST VALUE	560,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	455,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009388	REPAIR/RRF	12,375	10/24/2017
B1631226	CO ISSUED	0	05/26/2016
B1531226	NEW CONSTR	444,784	10/01/2015

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/1234	5/04/2021	WD	Q	I	01	520,000

GRANTOR: BETER DALE ERIC & DEA	
GRANTEE: PETRICELLI JOHN F &	
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